



5807 Coach Hill Road SW
Calgary, Alberta

MLS # A2314860



\$885,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,270 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, No Back Lane, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cedar	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Granite Counters, Jetted Tub, No Smoking Home, Walk-In Closet(s)		

Inclusions: Chest freezer and refrigerator in storage area, table and chairs and hutch in dining room, Hot Tub (as is), central Vac (as is), garage door opener with remotes, all window coverings.

Immaculate, beautifully maintained, and offering over 6 levels of functional living space, this exceptional Coach Hill home combines breathtaking city views, stunning landscaping, and a thoughtfully designed layout that provides the perfect balance of openness, privacy, and flexibility for modern family living. Homes that offer this much usable space, while still feeling warm, inviting, and connected, are truly a rare find. Featuring 4 bedrooms and 3 full bathrooms, this home has been lovingly cared for and meticulously maintained throughout the years. The unique multi-level design creates distinct spaces for everyday living, entertaining, working from home, and relaxing, allowing everyone to enjoy their own space without feeling disconnected from the rest of the home. Adding further peace of mind, the home also features a brand-new hot water tank. One of the property's standout features is its spectacular city views, offering a stunning backdrop from multiple levels and adding to the home's overall appeal. Outside, the beautifully landscaped front and back yards showcase an exceptional level of pride of ownership and create inviting outdoor spaces to enjoy throughout the seasons. Whether hosting family and friends, gardening, or simply relaxing with a morning coffee, you'll appreciate the care and attention that has gone into every corner of this property. Ideally located in the highly sought-after community of Coach Hill, you'll enjoy quick access to downtown Calgary, excellent schools, parks, pathways, shopping, and major commuter routes. This is a rare opportunity to own a truly special home that seamlessly combines exceptional space, remarkable upkeep, beautiful outdoor living, incredible city views, and the confidence that comes with a home that has been cared for with pride.