



227 Coachway Road SW  
Calgary, Alberta

MLS # A2324913



**\$715,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Insulated, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s)		

**Inclusions:** Doorbell and Camera without Monthly Contract, 2 TV Brackets, File Cabinet in lower level, Basketball Hoop, 3 AC Window Units, Alexa Security Panel and Window Sensors, Mirror in Dining Room, Murphy Bed, Wine Racks, Laundry Storage Unit, Garage Heater/Dehumidifier, Tool Shed.

PEACE lives HERE!! Welcome to this lovingly maintained, MOVE-IN READY home tucked away on QUIET cul-de-sac in highly sought-after Coach Hill. Facing beautiful green space & just mins to downtown, LRT, schools & shopping - this location offers perfect balance of convenience & tranquility. PIE LOT. Beautiful CURB APPEAL: poured concrete steps & custom flower boxes! Pride of ownership shines throughout = EXTENSIVE UPDATES already completed: POLY B REMOVAL, renovated kitchen & bathrooms, newer flooring (2024), furnace (2022), hot water tank (2017), water softener (2022), skylight, fencing & more! Bright, functional layout offers spacious living & dining areas. Custom dining room light! Natural light flows thru this home + enjoy views of trees from front & back + the calming sound of BIRDS!!!! WHITE kitchen with SS appliances overlooks cozy family room w/wood-burning fireplace (used often & serviced every yr!) 2 pce bath conveniently located on this level. Back door provides storage + direct access to outdoor SANCTUARY...private deck, landscaped fully fenced yard PERFECT for pets + private spots for sitting & LOW MAINTENANCE enjoyment. HEATED/Insulated DOUBLE garage with 220v. Basketball hoop area in rear lane! Upstairs features generous primary retreat with 4 piece ensuite & SKYLIGHT, 2 addtl LARGE bedrooms (one w/walk in closet!) + another 4 piece bath. Finished basement adds MORE flexible living space = recreation room, wine racks, built in Murphy Bed. 4th bedroom (used as office now) w/egress window, 3-piece bath & spacious laundry room/FLEX area!!! Did I mention the SIDEKICK under washer = run small loads & wash delicate items as often as you'd like! Ethernet wiring to every room, security system, Nest thermostat & countless thoughtful touches make this a home you

can simply move into & enjoy. Enjoy immediate access to Highway 1 (Trans-Canada) for weekend trips to the Mountains. Abundant parks, pathways, green spaces + Coach Hill Community Centre: outdoor skating rink, playgrounds, soccer fields & a dog park! WinSport (Canada Olympic Park) is also just a 10-minute drive away. A rare opportunity to own an exceptionally cared-for home in one of Calgary's most desirable west-side communities.