



GRASSROOTS
REALTY GROUP

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660 Coach Grove Road SW
Calgary, Alberta

MLS # A2339456



\$1,049,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,563 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, No Back Lane, Private, Secluded, See		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Jetted Tub, Kitchen Island, Pantry, See Remarks, Skylight(s), Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	All free standing cupboards & wardrobes, refrigerator in basement, cooler in wet-bar		

4 bedrooms & 4 baths & 2,563 sq. ft. of above-grade living space & main-floor office & main-floor laundry & oversized double garage & large 7,222-sq.-ft. lot & 1,479-sq.-ft. fully developed basement & private balcony & mature landscaping & established Coach Hill location & substantial family home. This lovingly maintained home is perfect for a family, nestled in the serene and sought-after community of Coach Manor Estates, allowing quick access to the mountains and yet only ten minutes from downtown. Exceptional built-in cabinetry throughout, a plethora of storage, and numerous upgrades. The spacious living room provides vaulted ceilings and soaring windows, allowing light to pour inside. Hardwood floors lead into the formal dining area, ideal for family dinners. The Chef's kitchen has an expansive island, granite countertops, tiled backsplash, stainless steel appliances. While preparing meals in this amazing kitchen, enjoy the views out to the backyard while attending to guests in the adjoining dining area and family room. Everyone will gather in the adjacent family room to watch TV or hang out in front of the cozy gas fireplace. Step through the sliding doors onto the deck to enjoy your morning coffee. The custom built-in wet-bar with sink is ready for the barista in the family to prepare that morning cappuccino or a night-cap in the evening. A well laid out main floor boasts a mudroom / laundry area complete with ample storage and a sink, perfect for washing doggy paws and connected to the double attached oversized insulated garage. Strategically placed tiling here and in the front entrance provides easy maintenance. The adjacent main-floor office with warm hardwood floors is the perfect retreat to work or study from home, with French doors for added privacy and quiet time. Upstairs, the large primary

bedroom provides two walk-in closets, a 4-piece ensuite including dual sinks and steam shower, and a sitting area that leads to your own private outdoor balcony; a serene private oasis encompassed by trees for privacy, perfect for sipping your morning coffee or just relaxing and enjoying the natural outdoor space. Two large bedrooms and a second full bathroom complete the upper floor. The fully developed basement offers another 1208 SF of developed living space, two furnaces, a gorgeous recreation room with built in cabinetry, bedroom, bathroom, and a plethora storage including a cold storage room. This is an awesome area to kick back and enjoy all your favourite hobbies. Outside, the expansive deck provides ample seating areas to relax, BBQ, and enjoy the landscaping. The playground is only a block away and the street is quiet and in the heart of the district, away from busy roads. This is a fantastic opportunity with ample space for the entire family. Don't miss out, book your showing today!