

6739 Coach Hill Road SW
Calgary, Alberta

MLS # A2261494

\$573,500

Division:	Coach Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,161 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Storage		

Inclusions: N/A

Welcome home! An immaculate 2-story home with a vibrant, beautifully manicured garden, in the highly desirable and established community of Coach Hill. The spacious entrance leads to the bright and open living room with oversized windows bringing in loads of natural light. The well-appointed kitchen with lots of cupboard space and a spacious breakfast/ dining area. A 2pc bathroom and back door leads to the very private back yard. Retire upstairs where you will find 3 spacious bedrooms including the primary bedroom and renovated 4pc bathroom. Options are endless in the basement where you will find a Tv/ play room, a den and large utility room with ample storage. This home also comes with an oversized, attached, single garage. Pride of ownership is very apparent in this home. Renovations include new triple pane windows (2019) bathrooms (2018), Kitchen (2019), Soffit, Fascia, Eaves, downspout and hot water tank (2022), Roof (2013), East fence (2022) all flooring within the last 8 years. Don't miss this opportunity and call for your viewing today!