

109 Coachway Lane SW  
Calgary, Alberta

MLS # A2166149



## \$479,900

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Coach Hill   |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                |               |                   |
| <b>Style:</b>    | 3 Storey   |               |                   |
| <b>Size:</b>     | 1,569 sq.ft.   | <b>Age:</b>   | 1988 (36 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Driveway, Garage Faces Front, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Other  |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 441   |
| <b>Basement:</b>   | Finished, Partial  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows |                   |          |

**Inclusions:** N/A

OPEN HOUSE HAS BEEN CANCELLED. Welcome to the enchanting community of Coach Hill, where this charming and eclectic home in Coachway Gardens awaits your arrival. Spanning 1568 sq ft, this fully renovated residence offers a unique blend of modern updates and delightful character. As you step inside, you'll be greeted by a spacious foyer that includes a stylish 2-piece powder room, a practical front closet, and a convenient laundry room. The main level reveals a bright and airy atmosphere, thanks to large, updated windows with triple-paned glass that flood the space with natural light. The living room is a cozy retreat, featuring a corner gas fireplace with surround. At the heart of the home is the gourmet-inspired kitchen, designed to impress with its eclectic style and modern flair. Newer white custom cabinetry contrasts beautifully with quartz countertops and a large central island. The kitchen is equipped with Samsung stainless steel appliances, including a flat-top convection stove, bottom freezer fridge, SS dishwasher, and over-the-range microwave hood fan. Additional features include a built-in beverage fridge, a dual sink with a pullout faucet, and LED lighting with multi-colour remote-controlled options over the cabinets. The formal dining room adds a touch of elegance with its built-in buffet, providing charm and extra storage. Upstairs, you'll find three generously sized bedrooms with newer carpeting and ample closet space in each room. The renovated main upper bathroom features a tub/shower combination, while the ensuite bath offers a sleek 3-piece setup with a spacious shower. Other noteworthy mentions include a well-maintained furnace, a newer hot water tank, and all Poly B waterlines replaced with Pex. Future upgrades for the complex include new siding, further enhancing the community's appeal. Parking is convenient

with an attached single garage with a driveway catering to a 2nd car, and additional guest parking nearby. Located just off Old Banff Coach Road in the desirable community of Coach Hill, this home provides easy access out of town and is just 15 minutes to/from downtown. There are many amenities with nearby restaurants, schools, and shopping options adding to its convenience. This well-managed&nbsp;community is your next home, so book a viewing today with your real estate professional.