



## 47 Coachway Road Calgary Alberta

\$539,000

Nestled in a quiet corner, this charming 4-bedroom, 2.5-bathroom attached home offers peaceful living in the highly sought-after neighborhood of Coach Hill. Spanning approximately 1,200 sq. ft. of above-grade living space, with a fully finished basement, this home is perfect for both relaxation and entertaining. The main floor boasts a bright and open updated kitchen that flows seamlessly into the dining area. The cozy living room features a wood-burning fireplace—ideal for those chilly evenings! Upstairs, you'll find three generously sized bedrooms and a full bathroom, perfect for a growing family. The lower level provides even more space with a large recreation room, an additional bedroom, and another full bath, offering versatility for guests or home office use. Outside, enjoy the enormous SW facing backyard (nearly ~4700 sq ft) with multiple patios, perfect for al fresco dining or gathering around a fire with friends. A large cement pad offers ample parking or a ready foundation for a future double car garage. Out front have a morning coffee on the covered patio and enjoy how quiet and serene this area is. Don't miss the chance to call this delightful property home—schedule your viewing today! (id:6769)

Recreational, Games room 17.75 Ft x 8.75 Ft

Bedroom 11.33 Ft x 8.75 Ft

Laundry room 5.25 Ft x 2.50 Ft

Furnace 7.50 Ft x 7.08 Ft

3pc Bathroom 6.42 Ft x 5.17 Ft

Kitchen 10.25 Ft x 10.17 Ft

Dining room 10.25 Ft x 9.00 Ft

Living room 14.83 Ft x 13.08 Ft

2pc Bathroom 7.17 Ft x 5.00 Ft

Primary Bedroom 13.83 Ft x 10.25 Ft

Bedroom 10.50 Ft x 9.42 Ft

Bedroom 11.00 Ft x 8.25 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group

<http://www.sylviacreality.com/>



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**Mirror**

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