



5619 Coach Hill Road Calgary Alberta

\$1,149,900

OPEN HOUSE: SUNDAY, June 22nd. 1:00-3:00 pm. Presenting this executive-style two-storey TURN-KEY home--ready for you to simply move in and ENJOY the GORGEOUS UNOBSTRUCTED CITY VIEW. This fantastic floor plan begins with the formal living room framed by floor-to-ceiling windows, bringing in beautiful natural light and capturing an alluring, DOWNTOWN VIEW--from GENTLE morning's break to night's TWINKLING light. French doors lead to the balcony--taking in the day, moment by moment. The dedicated dining area flows into a finely appointed kitchen with warm honey-hickory toned cabinetry, gleaming stainless steel appliances, granite counter tops, a central island, and quaint breakfast nook. Cuddle up in the cozy family room, featuring a handsome mantle fireplace with space above for a large TV--ideal for those blockbuster movie nights! Step outside to a private and enchanting low-maintenance backyard--a pergola with hot tub await--a sweet space to unwind after a long day. Aaaaah. The main floor continues, featuring a serene office space, a calm place--bathed in southern sunlight and completes with a stylish 2 piece powder room. Upstairs, discover another bright retreat--a peaceful sitting area with captivating light and again, the view...sigh. The spacious primary suite features a large walk-in closet and a 4-piece ensuite with deep soaker tub. Two additional bedrooms and a 3-piece bath with walk-in shower complete the upper level, newer plush carpeting throughout. The lower level is a winner--with so much room to relax, play and entertain, offering a second fireplace, and an additional 4-piece bath. Adding an additional bedroom would be easy! The laundry and utility room plus handy under-stair storage space completes what's down under. The attached double car garage is conveniently equipped with an EV Charger! VROOM! EXPRESS yourself (just like a mood ring ;) with the slee...

Loft 9.33 Ft x 18.83 Ft

Primary Bedroom 17.58 Ft x 17.83 Ft

Other 11.17 Ft x 6.42 Ft

4pc Bathroom 9.67 Ft x 10.17 Ft

Bedroom 10.00 Ft x 13.42 Ft

Bedroom 13.50 Ft x 11.08 Ft

Furnace 13.33 Ft x 9.00 Ft

Foyer 7.08 Ft x 9.08 Ft

Living room 19.17 Ft x 13.00 Ft

Dining room 11.83 Ft x 9.83 Ft

Kitchen 15.17 Ft x 14.00 Ft

Breakfast 9.92 Ft x 5.00 Ft

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Listing Presented By:



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Century 21 Bamber Realty LTD.

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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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3pc Bathroom10.00 Ft x 4.83 Ft

Recreational, Games room28.00 Ft x 31.75 Ft

4pc Bathroom6.08 Ft x 8.83 Ft

Storage9.00 Ft x 8.75 Ft

Family room15.58 Ft x 14.00 Ft

Office10.33 Ft x 8.92 Ft

2pc Bathroom2.83 Ft x 8.83 Ft