

\$1,175,000 - 5619 Coach Hill Road Sw, Calgary

MLS® #A2214903

\$1,175,000

3 Bedroom, 4.00 Bathroom, 2,291 sqft

Residential on 0.09 Acres

Coach Hill, Calgary, Alberta

OPEN HOUSE: SATURDAY, JUNE 7TH.

2:00-4:00 pm. We are PROUD to present this

executive-style two-storey TURN-KEY

homeâ€”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

VIEWâ€”from GENTLE morning's break to

night's TWINKLING light. French doors lead to

the balconyâ€”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 TVâ€”ideal for those

blockbuster movie nights!

Step outside to a private and enchanting

low-maintenance backyardâ€”a pergola with

hot tub awaitâ€”a sweet space to unwind after

a long day. Aaaaah.

The main floor continues, featuring a serene

office space, a calm placeâ€”bathed in

southern sunlight and completes with a stylish

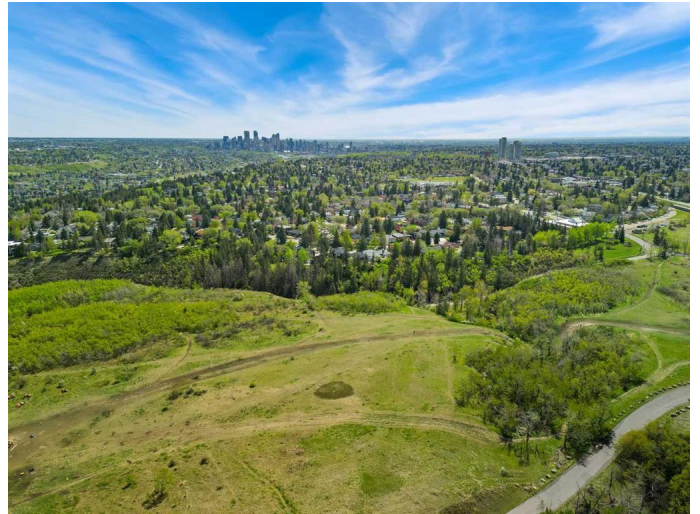
2 piece powder room. Upstairs, discover

another bright retreatâ€”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 winnerâ€”with so much room to relax, play and entertain, offering a second fireplace, and an additional 4-piece bath. 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 sleek brilliance of GEMSTONE EXTERIOR LIGHTING, making every season and event uniquely yours! This lovey and quiet, Air Conditioned home has so many NOTABLE MENTIONS and UPGRADES, made ready...just for you: freshly painted interior, new asphalt shingles, new Napoleon high-efficiency furnace, much, much more â€” AND a BRAND NEW AC UNIT! WHEWâ€”truly turn-key!

Placed perfectly at the end of a desired Coach Hill cul-de-sac...where it seems as though you can see forever. And with the CYCLING and WALKING PATHS of the beautiful Maryam Trails just steps away...BREATHE and experience the open space and lifestyle this home has to offer. Finally yours... In-joy!

Built in 2002

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214903 |
| Price | \$1,175,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,291 |

| | |
|------------|-------------|
| Acres | 0.09 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 5619 Coach Hill Road Sw |
| Subdivision | Coach Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H2A2 |

Amenities

| | |
|----------------|-------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front Drive |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Washer, Window Coverings |
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Other, Private Yard |
| Lot Description | Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed, Views |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 17th, 2025 |
| Days on Market | 16 |
| Zoning | R-CG |

Listing Details

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|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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