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

MLS® #A2262772

## \$1,000,000

3 Bedroom, 4.00 Bathroom, 2,291 sqft Residential on 0.09 Acres

Coach Hill, Calgary, Alberta

Tucked at the end of a cul-de-sac in Coach Hill, this beautifully maintained two-storey backs directly onto green space and serves up wide-open views of Calgary's skyline. Inside, you'II find over 3,100 square feet of thoughtfully designed living spaceâ€"completely move-in ready and filled with natural light.

The main floor is open and airy with oversized windows, a bright front living room with French doors opening directly to a large front balcony, where you'II actually want to spend timeâ€"coffee, wine, and Stampede fireworks‹ all included. The kitchen blends warmth and function with solid wood cabinetry, built in pantry, granite countertops, stainless appliances, and a layout that connects easily to the breakfast nook, dining, and family room. Whether you're hosting or unwinding, this space works.

Upstairs, the primary suite takes advantage of the naturally private surroundings, and includes a large walk-in closet plus a relaxing 4pc ensuite with a deep soaker tub. Two more bedrooms, an upgraded 3 pc bathroom with a huge walk-in shower, and a sunny flex space, with views, give everyone room to spread out. The finished lower level checks all the boxes for hangouts, hobbies, or guest spaceâ€"with a fireplace, full 4pc bathroom, storage, plenty of space to add a fourth bedroom if needed. Out back, the yard is private, fully landscaped with new sod and mature trees. The double garage is EV-ready, and there's







programmable Gemstone lighting on the exterior.

Recent upgrades include a new roof, A/C, high-efficiency furnace, modern lighting, newer carpet, and full interior/exterior paintâ€"almost everything's been done for you.

Just minutes to Westside Rec Centre, COP, schools, the LRT, downtown, and the mountains. Quiet, connected, and completely dialed inâ€"this home is one of Coach Hill's best values for commuters and regular mountain visitors

#### Built in 2002

## **Essential Information**

MLS® # A2262772 Price \$1,000,000

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 T3H 2A2

### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Driveway, Garage Door

Opener, Garage Faces Front, 220 Volt Wiring, See Remarks

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet

Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting,

Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator,

Microwave, Range Hood, Washer, Window Coverings, Built-In

Refrigerator, Freezer

Heating Central, High Efficiency, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Recreation Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped,

Lawn, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 8th, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Complete Realty

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