

# \$1,350,000 - 44 West Coach Road Sw, Calgary

MLS® #A2197404

**\$1,350,000**

4 Bedroom, 4.00 Bathroom, 2,749 sqft

Residential on 0.13 Acres

West Springs, Calgary, Alberta

WELCOME TO THE HIGHLY SOUGHT OUT COMMUNITY OF WEST SPRINGS! This immaculate detached, 4 bedroom plus Bonus room with over 3800 sqft of practical living space on 3 levels was built in 2008 and comes with front attached triple car garage. Upon entry, you will be greeted with a large foyer that leads to the formal dining room and a big open-concept kitchen with a large open-to-below living area with large windows that flood the interior with natural light creating a warm and inviting atmosphere. The open-concept layout is ideal for entertaining, and the well-appointed kitchen offers ample storage and counter space. Upstairs, the master suite is a true retreat, featuring a large closet and a private ensuite for added comfort and convenience. Additionally, a large bonus room provides flexible space for a home office, playroom, or media room. Two more generous bedrooms, a 4-piece bathroom, and convenient upstairs laundry complete the upper level. The fully finished basement boasts another bedroom, a large family area, a full bathroom, and a versatile flex/craft room—perfect for additional living space or hobbies. Outside, the practical concrete patio is a dream for summer, featuring a stylish pergola—perfect for outdoor entertaining and relaxation. Located in a desirable neighbourhood with easy access to Stoney Trail, local amenities, parks, and schools, this home offers both comfort and convenience. Don't let this opportunity slip away. Book



your showing today!

Built in 2008

### **Essential Information**

MLS® #	A2197404
Price	\$1,350,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,749
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	44 West Coach Road Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0M9

### **Amenities**

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings

Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, City Lot, Gazebo, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	41
Zoning	R-1
HOA Fees	270
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.