

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

MLS® #A2197404

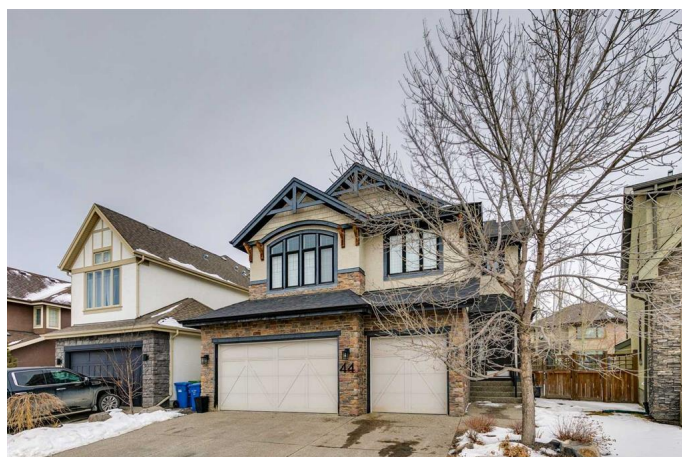
**\$1,350,000**

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 roomâ€”perfect for additional living space or hobbies. Outside, the practical concrete patio is a dream for summer, featuring a stylish pergolaâ€”perfect for outdoor entertaining and relaxation. Located in a desirable neneighbourhood with easy access to Stoney Trail, local amenities, parks, and schools, this home offers both comfort and convenience. Donâ€™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 | 67                  |
| Zoning         | R-1                 |
| HOA Fees       | 270                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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