

# \$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	68
Zoning	R-1
HOA Fees	270
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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