

# \$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 | 58                  |
| Zoning         | R-1                 |
| HOA Fees       | 270                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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