



THE
A-TEAM

**RE/MAX
FIRST**

113 WEST COACH Place, Calgary T3H 0M8

MLS®#: **A2166648** Area: **West Springs** Listing **09/17/24** List Price: **\$1,219,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 10-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2010** Abv Sqft: **2,738**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,392 sqft** Ttl Sqft: **2,738**
 Lot Shape:

DOM

64
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Lawn,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Ceiling Fan(s),Chandelier,Kitchen Island,Pantry,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Other	Main	13`8" x 11`2"	Office	Main	9`6" x 11`9"
Living Room	Main	14`11" x 16`2"	Dining Room	Main	15`2" x 13`3"
Kitchen	Main	14`4" x 15`5"	Pantry	Main	5`1" x 5`4"
2pc Bathroom	Main	5`4" x 4`11"	Entrance	Main	9`8" x 13`10"
Pantry	Main	2`0" x 5`2"	Bedroom - Primary	Main	14`8" x 16`7"
5pc Ensuite bath	Second	13`9" x 11`2"	Walk-In Closet	Second	13`10" x 7`10"
Bedroom	Second	10`9" x 11`0"	4pc Bathroom	Second	9`0" x 5`4"

Bedroom	Second	12`0" x 9`11"	Bonus Room	Second	16`11" x 14`8"
Laundry	Second	9`8" x 8`8"	Play Room	Basement	3`5" x 6`6"
3pc Bathroom	Basement	8`3" x 6`0"	Walk-In Closet	Basement	4`5" x 3`11"
Furnace/Utility Room	Basement	9`11" x 13`4"	Bedroom	Basement	10`11" x 10`7"
Bedroom	Basement	9`9" x 10`7"	Family Room	Basement	16`8" x 15`4"
Other	Basement	11`4" x 11`3"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **0813770**

Remarks

Pub Rmks: **A Stunning, Luxurious, Spacious and Family-Functional Dream Home in Highly Desirable West Springs, where every detail has been thoughtfully crafted for luxurious living. This high-end, open-plan residence spans over 3800 square feet total living space and is ready for you to move in and start making memories. Located just about 15 minutes from downtown, 3 minutes to access Stony Trail, you'll enjoy the convenience of scenic walking and biking paths, as well as nearby parks. Families will appreciate the proximity to West Springs School and West Ridge School, with St. Joan of Arc Catholic School and several esteemed private schools also within reach. Step into the grand foyer and be greeted by gleaming oak hardwood floors that flow seamlessly throughout the main level. The heart of the home features a spacious kitchen and great room, complete with soaring ceilings and windows that flood the space with natural light in addition to the skylight windows. The chef's kitchen is a masterpiece, boasting high-end appliances, elegant stone countertops, a large dine-up island, and a convenient walk-thru pantry. The main floor also includes a stylish powder room and a mudroom with direct access to the double attached garage. Upstairs, discover three generously sized bedrooms and a versatile bonus room, along with a well-appointed 4-piece main bath. The master suite is a private retreat, offering a luxurious 5-piece ensuite and an expansive walk-in closet/dressing room with custom shelving. The professionally developed basement is an entertainer's paradise, featuring a full wet bar, two additional bedrooms, a recreation room, and a full bathroom with cozy in-floor heating. Children will delight in the charming built-in playhouse under the stairs or the expansive, fully fenced backyard. The seller spent over \$3,000 on decor lights on rooftop to make your house beautifully shining and stand out in the neighbourhood during those festive nights. Don't miss the opportunity to own this exceptional home.**

Inclusions: **None**
 Property Listed By: **DreamHouse Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













