



THE
A-TEAM

**RE/MAX
FIRST**

101 WEST COACH Place, Calgary T3M 0M8

MLS®#: **A2172558**

Area: **West Springs**

Listing Date: **10/16/24**

List Price: **\$999,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar: **5,392 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,362**

Low Sqft:

Ttl Sqft: **2,362**

DOM

6

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Rectangular Lot
Double Garage Attached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`2" x 10`1"
Dining Room	Main	10`11" x 5`11"
Flex Space	Main	11`11" x 9`5"
5pc Ensuite bath	Upper	11`9" x 9`5"
Bedroom	Upper	11`9" x 10`8"
Bedroom	Upper	10`6" x 10`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`1" x 12`5"
2pc Bathroom	Main	5`2" x 4`9"
Bedroom - Primary	Upper	14`9" x 12`11"
Walk-In Closet	Upper	11`9" x 4`3"
Walk-In Closet	Upper	6`10" x 4`11"
Walk-In Closet	Upper	5`3" x 3`11"

4pc Bathroom Bonus Room	Upper Upper	10`6" x 4`11" 18`11" x 15`5"	Laundry	Upper	5`11" x 5`3"
Legal/Tax/Financial					

Title: Fee Simple	Zoning: R-G				
Legal Desc:	0813770	Remarks			

Pub Rmks:	<p>Discover an immaculate 3 bedroom, 2.5 bathroom two-storey home that feels brand new! This stunning residence, lightly lived in and in impeccable condition throughout, is ready to welcome you. As you enter, elegant tile flooring greets you in the entryway and bathrooms, beautifully complemented by hardwood in the main hallway, kitchen, and breakfast nook. The heart of the home is the gorgeous kitchen, featuring an abundance of cherry-stained cabinets, luxurious granite countertops, a spacious central island, stainless steel appliances, and a convenient walkthrough pantry—perfect for culinary enthusiasts. The main floor also boasts a cozy living room with a charming fireplace, a versatile front den/flex room, and a stylish 2-piece bath. Upstairs, you'll find three well-appointed bedrooms and two full bathrooms, including a lavish 5-piece ensuite with a jetted tub. A generous bonus room provides ample space for your family to thrive, while the undeveloped basement offers a blank canvas for your dream project. The convenience of second-floor laundry adds to the home's appeal. Throughout the home, numerous pot lights and built-in speakers enhance the ambiance, while the insulated and drywalled garage—also equipped with built-in speakers—adds an extra touch of luxury. Step outside to the private fenced yard, perfect for summer enjoyment, featuring a deck ideal for dining and a lush lawn for playful adventures. Just down the street, you'll find a playground, basketball net, and bike trails waiting to be explored. Schools, restaurants, and shopping are all within walking distance, providing convenience at your fingertips. With easy access to downtown and quick getaways to the Rockies, this location is truly unbeatable. Create cherished memories with your family in this inviting home, perfectly situated in the heart of West Springs. Call your favorite realtor today to seize this perfect opportunity for your next move!</p>				
Inclusions:	Built-in speaker system in the living room (upstairs)				
Property Listed By:	Century 21 Bamber Realty LTD.				

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











