



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 WEST COACH Green, Calgary T3H 0M5**

MLS®#: **A2184652**      Area: **West Springs**      Listing Date: **01/16/25**      List Price: **\$1,285,000**  
 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: **4,865 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,403**  
 Low Sqft:  
 Ttl Sqft: **2,403**

DOM  
**5**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

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

Access:  
 Lot Feat: **Cul-De-Sac,Landscaped**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer**  
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`3" x 7`1"
Kitchen	Main	15`3" x 14`0"
Mud Room	Main	7`7" x 5`9"
4pc Bathroom	Second	4`11" x 9`6"
Bedroom	Second	12`4" x 10`4"
Family Room	Second	13`0" x 14`7"
Walk-In Closet	Second	5`7" x 9`10"

Room	Level	Dimensions
Foyer	Main	8`11" x 10`11"
Living/Dining Room Combination	Main	23`2" x 14`8"
Office	Main	7`4" x 14`8"
5pc Ensuite bath	Second	11`8" x 12`0"
Bedroom	Second	12`4" x 10`0"
Laundry	Second	7`2" x 8`4"
Bedroom - Primary	Second	13`0" x 15`1"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0813770**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to Your Dream Home! Discover this stunning two storey walkout home, offering 2,400 sqft of beautifully designed living space that perfectly embodies style and comfort. Ideal for families, this residence features three spacious bedrooms, each thoughtfully designed for relaxation. As you enter, you'll be greeted by a bright and airy foyer adorned with rich hardwood floors. The gourmet kitchen showcases modern finishes and stainless-steel appliances, with a gas range. It seamlessly connects to the inviting living room and elegant dining area, creating a perfect space for family gatherings. A cozy den provides an ideal setting for a home office or a peaceful reading nook, while a huge pantry, mudroom, and half bath complete the main floor. As you move upstairs, natural light floods the area through a skylight, and you can enjoy breathtaking mountain views from the family room. The primary bedroom is impressively spacious, featuring vaulted ceilings and a walk-in closet with built-ins. The ensuite is a luxurious retreat, equipped with his and her sinks, a jetted tub, and a separate shower. The other generously sized bedrooms each boast their own walk-in closet with built-in's, and the convenience of an upstairs laundry room makes daily living a breeze. This home is equipped with built-in speakers and controls in each room, ensuring a seamless audio experience throughout. Step outside to the expensive deck that overlooks a private, serene backyard—perfect for entertaining guests or enjoying quiet evenings under the stars. The walkout basement, featuring large windows, offers an additional 1000sqft of potential living space with a concrete patio, ready to be transformed into a self-contained suite or your personal retreat. Additionally, the home is equipped with solar panels and air conditioning, water softer and an irrigation system enhancing energy efficiency and comfort. The double attached garage provides ample space for your vehicles and storage needs, featuring epoxy-coated flooring and organized wall systems for maximum efficiency. With its thoughtful design, high-quality finishes, and convenient location near top-rated schools -West Springs, Webber Academy, Calgary French and International, Ernest Manning and many others, this home presents the perfect combination of functionality, elegance, and accessibility to anywhere in the city by car or city transit. Don't miss the opportunity to make this exceptional property your new home!**

Inclusions: **Office Desk, Treadmill, Exercise Bike, Russound System & Built-in Speakers, Garage Wall Racking**  
 Property Listed By: **Venus Realty**

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









