



THE A-TEAM

RE/MAX FIRST

44 WEST COACH Road, Calgary T3H 0M9

MLS®#: A2197404 Area: West Springs Listing Date: 02/27/25 List Price: \$1,350,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2008
Finished Floor Area: 2,749
Lot Sz Ar: 5,489 sqft
Ttl Sqft: 2,749

DOM: 0
Layout:
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey
Parking:
Ttl Park: 6
Garage Sz: 3

Access:
Lot Feat: Back Yard, City Lot, Gazebo, Landscaped
Park Feat: Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s), Forced Air
Sewer:
Ext Feat: BBQ gas line
Construction: Concrete, Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: 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
Int Feat: Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Vaulted Ceiling(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 0813770

Zoning: R-1

Remarks

Pub Rmks:

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 neneighbourhood 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!

Inclusions:
Property Listed By:

NA
RE/MAX iRealty Innovations

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











