

\$1,150,000 - 94 West Coach Way Sw, Calgary

MLS® #A2107559

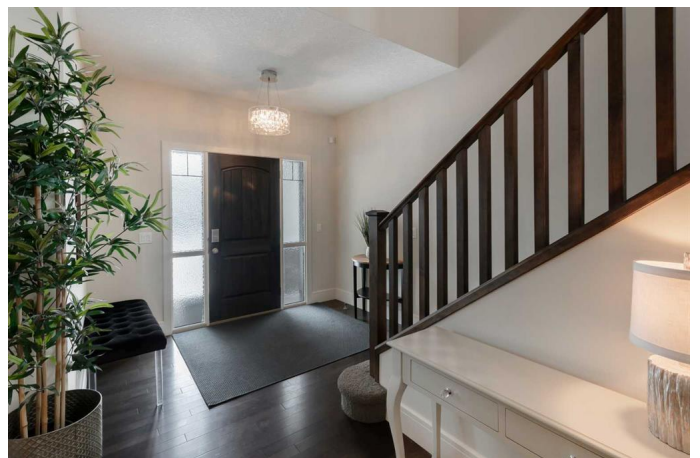
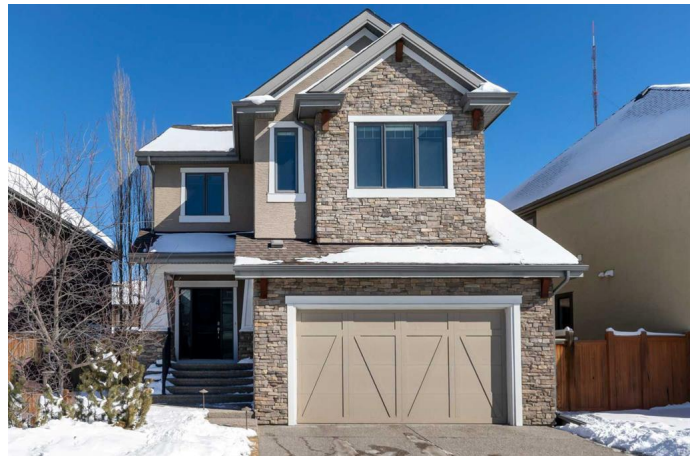
\$1,150,000

4 Bedroom, 4.00 Bathroom, 2,727 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

Beautiful, upgraded and very well maintained 4 bedroom family home with 3826 sq ft of total developed living space, with a fully landscaped backyard on a lovely quiet street. Hardwood flooring throughout the main level, central air conditioning, new dishwasher & refrigerator (2023), new garage door opener (2024), new composite deck (2022), and furnace just cleaned! Spacious kitchen with plenty of cabinetry, quartz countertops, marble backsplash, stainless steel appliances including a Wolf range and a wine fridge, island with seating, and a large corner pantry. The open concept living room has coffered ceilings, gas fireplace and great windows facing the yard. Stunning 2 storey open dining room with skylights. Private den/office off the living room with views of the yard and double french pocket doors. Mudroom with access to the double attached garage, front foyer and a powder room complete this well laid out main level. The upper level features 3 bedrooms including the sizeable primary bedroom with space for a king bed, dressers and a sitting area, and leads to the great walk-in closet with custom built-ins, and the beautiful ensuite bathroom with dual vanities, granite countertops, a deep soaker tub, tiled shower with wall and overhead rain shower heads, and a private water closet. 2 more spacious bedrooms, a full bathroom, bonus room with vaulted ceilings, and a bright laundry room with loads of storage completes the upper level. In the basement you will find the 4th



bedroom, full bathroom, gym/flex room with gym flooring and wall mirrors, large family/recreation room, plus the utility room and storage. The fully landscaped yard has trees, shrubs, composite deck, pergola, stone patio sitting area, irrigation and landscape lighting. Located in the Wentworth section of West Springs, this home is close to schools, playgrounds, walking paths and the many community amenities and restaurants. Modern, beautifully kept, and thoughtfully laid out, don't miss out on seeing this home in person before it is sold!

Built in 2009

Essential Information

MLS® #	A2107559
Price	\$1,150,000
Sold Price	\$1,225,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,727
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	94 West Coach Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0M9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 12th, 2024
Days on Market	5
Zoning	R-1
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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