

\$1,198,800 - 92 West Coach Place Sw, Calgary

MLS® #A2121118

\$1,198,800

4 Bedroom, 4.00 Bathroom, 2,536 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

MODERNLY UPDATED | SOUTH-FACING BACKYARD on an excellent lot in an amazing neighbourhood | SPACIOUS FLOOR PLAN WITH OVER 3,570 SQ. FT. DEVELOPED including a FINISHED BASEMENT | 4 BEDROOMS | 3.5 BATHROOMS INCLUDING A 5-PIECE ENSUITE | UPPER LEVEL BONUS ROOM | GREAT BACKYARD! This beautifully updated designer home with over 3,570 sq. ft. of developed space is ideally located on a quiet street in the tightly knit community of West Springs. This gleaming home impresses with a plethora of natural light, hardwood floorings, built-in speakers, a neutral colour pallet and a high-end design. The formal dining room is perfect for entertaining while the main floor den provides a tucked away office or homework space with a window to the front. The open concept great room towards the back of the home shows off the beautiful backyard views with clear sightlines for unobstructed conversations. Relaxation awaits in front of the family room fireplace with an oversized window bathing in sunshine. Entertain with ease in the stylish kitchen featuring stone countertops, a large island, stainless steel appliances, a gas stove and a walk-through pantry for easy grocery unloading. The adjacent breakfast nook filters in sunlight through the oversized windows and the patio door that opens to the south-facing back deck promoting a seamless indoor/outdoor lifestyle. A convenient powder room + large mudroom completes the main



level. The accent up the stairs is illuminated by a sunny skylight. Gather in the bonus room and enjoy some downtime connecting over a movie or game night with extra space for another gaming or desk space behind the living room. At the end of the day retreat to the generous primary suite on the upper level complete with a large walk-in closet and a stunningly updated 5-piece ensuite boasting dual sinks, a relaxing soaker tub and a separate oversized shower. This level is also home to 2 additional spacious bedrooms and a full 4-piece family bath. The finished basement is designed to be the perfect continuation of the home featuring a massive rec room for a media area, gym, play space and more! Easily refill drinks and snacks at the wet bar. Completing this level is a 4th bedroom, another full bathroom and plenty of organized storage. Spend warm weather barbequing on the deck or unwinding on the lower patio while kids and pets safely play in the fully fenced yard. This outstanding home is located in an unsurpassable location within walking distance to schools, numerous parks and both West 85th and West Springs Village with tons of restaurants, boutique shops and a variety of professional services. When you do need to leave the neighbourhood enjoy the easy access to the newly completed Stoney Trail extension. Don't let this one slip through your fingers and call your agent now!

Built in 2009

Essential Information

MLS® #	A2121118
Price	\$1,198,800
Sold Price	\$1,225,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,536
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 West Coach Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0M7

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 24th, 2024
Days on Market	12
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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