

\$1,015,000 - 81 West Coach Way Sw, Calgary

MLS® #A2138447

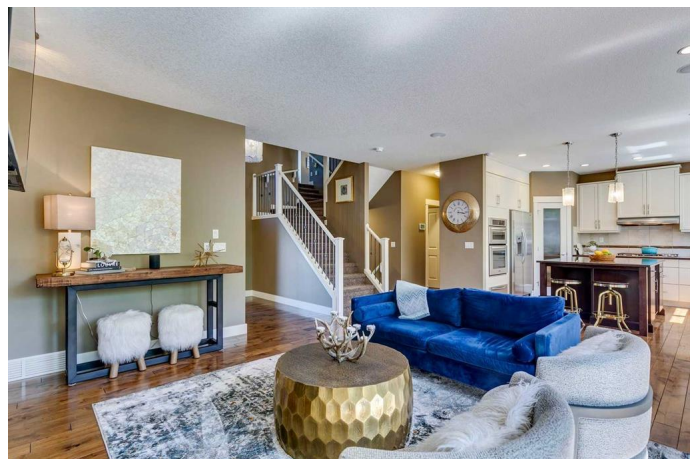
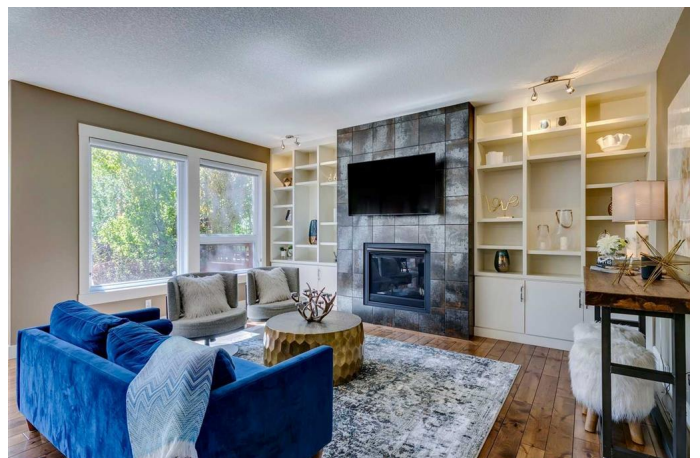
\$1,015,000

4 Bedroom, 4.00 Bathroom, 2,444 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

STUNNING HOME | BACKING ONTO NATURAL WOODED AREA/BIKE PATH | Fall in love with this beautiful, meticulously maintained 4-bedroom home in WEST SPRINGS, one of Calgary's most desirable neighbourhoods. You'll be impressed the moment you walk in!! The kitchen boasts elegant white cabinets, stainless steel appliances including a DOR 5-burner GAS cooktop and BEVERAGE fridge, GRANITE countertops, and spacious ISLAND with eating bar. The open-concept design flows seamlessly into a bright and inviting dining area, highlighted by large windows that offer abundant NATURAL LIGHT and stunning views of the SOUTHWEST-facing backyard and lush Aspen trees. Rich tones of the HARDWOOD flooring add sophistication and warmth. The inviting living room combines modern design with cozy comfort, making it the perfect space for relaxation and entertainment. The room features a striking gas FIREPLACE and custom built-in shelving. The front flex space can be used as an inviting dining room or bright home OFFICE. Well-designed MUDROOM offers practicality and organization with built-in cubbies. Upstairs the family will enjoy spending time in the expansive BONUS ROOM with VAULTED CEILING, large arched windows and dedicated office/study nook. Relax in the SPACIOUS PRIMARY bedroom offering a view of the tranquil greenery. 5-piece ensuite includes



deep soaking tub providing a spa-like experience. HUGE WALK-IN closet is a dream. 2 additional good-sized bedrooms plus 4-piece main bathroom and convenient LAUNDRY ROOM. The developed lower level includes a REC area ideal for watching movies, GYM or hobby room, 4th bedroom and 4-piece bathroom. AIR CONDITIONING. Amazing backyard boasts a large deck, mature trees and natural greenery. Fantastic LOCATION! Minutes to neighbourhood schools, all the amenities and shops on 85th Street, Stoney Trail, WinSport and so much more. VIEW 3D TOUR.

Built in 2008

Essential Information

MLS® #	A2138447
Price	\$1,015,000
Sold Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,444
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	81 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	Built-in Features, High Ceilings
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Conditioner, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 10th, 2024
Days on Market	3
Zoning	R-1
HOA Fees	270.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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