

\$1,139,999 - 23 West Coach Green Sw, Calgary

MLS® #A2184652

\$1,139,999

3 Bedroom, 3.00 Bathroom, 2,404 sqft
Residential on 0.11 Acres

West Springs, Calgary, Alberta

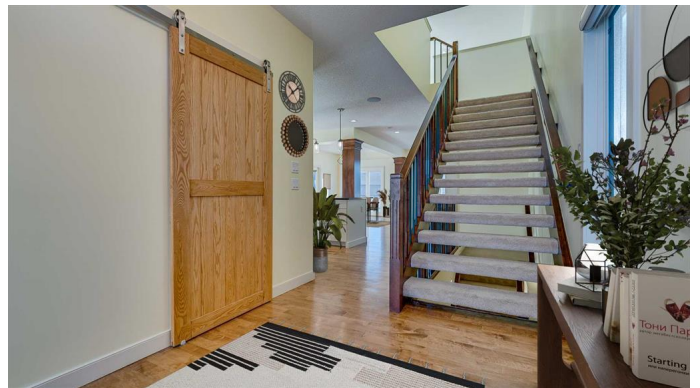
Welcome to Your Dream Home!

Discover this stunning two storey walkout home, offering 2,400 sqft of beautifully designed living space that perfectly embodies style and comfort. It features three spacious bedrooms, each thoughtfully designed for relaxation.

As you enter, youâ€™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 ceiling 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-inâ€™s, and the convenience of an upstairs laundry room makes daily living a breeze. This home is equipped with built-in speakers with controls, ensuring a seamless audio experience throughout.

Step outside to the expensive deck that



overlooks a private, serene backyardâ€”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. 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.

Donâ€™t miss the opportunity to make this exceptional property your new home!

Built in 2010

Essential Information

MLS® #	A2184652
Price	\$1,139,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,404
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 23 West Coach Green Sw
Subdivision West Springs
City Calgary
County Calgary
Province Alberta
Postal Code T3H 0M5

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
of Garages 2

Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Double Vanity, Granite Counters, Jetted Tub, No Animal Home, Pantry, Skylight(s), Soaking Tub
Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Central Air Conditioner, Gas Range
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Great Room
Has Basement Yes
Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features BBQ gas line
Lot Description Cul-De-Sac, Landscaped
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed	January 16th, 2025
Days on Market	57
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

Listing Details

Listing Office	Venus Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.