

# \$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

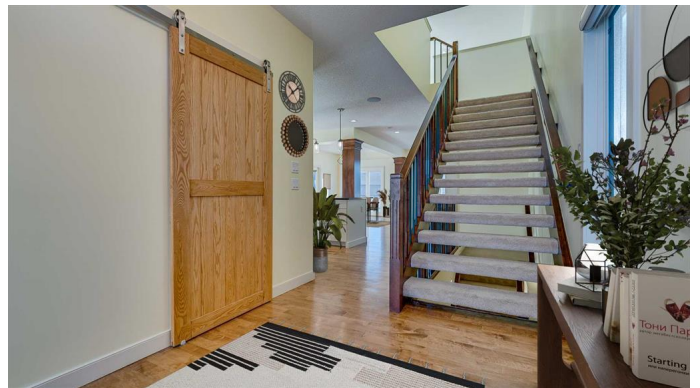
Welcome to Your Dream Home!

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, you'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-ins, 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	56
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Venus Realty
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