



113 West Coach Place Calgary Alberta

\$1,299,900

A Stunning, Luxurious, Spacious and Family-Functional Dream Home in Highly Desirable West Springs, where every detail has been thoughtfully crafted for luxurious living. This high-end, open-plan residence spans over 3800 square feet total living space and is ready for you to move in and start making memories. Located just about 15 minutes from downtown, 3 minutes to access Stony Trail, you'll enjoy the convenience of scenic walking and biking paths, as well as nearby parks. Families will appreciate the proximity to West Springs School and West Ridge School, with St. Joan of Arc Catholic School and several esteemed private schools also within reach. Step into the grand foyer and be greeted by gleaming oak hardwood floors that flow seamlessly throughout the main level. The heart of the home features a spacious kitchen and great room, complete with soaring ceilings and windows that flood the space with natural light in addition to the skylight windows. The chef's kitchen is a masterpiece, boasting high-end appliances, elegant stone countertops, a large dine-up island, and a convenient walk-thru pantry. The main floor also includes a stylish powder room and a mudroom with direct access to the double attached garage. Upstairs, discover three generously sized bedrooms and a versatile bonus room, along with a well-appointed 4-piece main bath. The master suite is a private retreat, offering a luxurious 5-piece ensuite and an expansive walk-in closet/dressing room with custom shelving. The professionally developed basement is an entertainer's paradise, featuring a full wet bar, two additional bedrooms, a recreation room, and a full bathroom with cozy in-floor heating. Children will delight in the charming built-in playhouse under the stairs or the expansive, fully fenced backyard. Don't miss the opportunity to own this exceptional home. (id:6769)

5pc Bathroom 13.75 Ft x 11.17 Ft
 Other 13.83 Ft x 7.83 Ft
 Bedroom 10.75 Ft x 11.00 Ft
 4pc Bathroom 9.00 Ft x 5.33 Ft
 Bedroom 12.00 Ft x 9.92 Ft
 Bonus Room 16.92 Ft x 14.67 Ft

Furnace 9.92 Ft x 13.33 Ft
 Bedroom 10.92 Ft x 10.58 Ft
 Bedroom 9.75 Ft x 10.58 Ft
 Family room 16.67 Ft x 15.33 Ft
 Other 11.33 Ft x 11.25 Ft
 Other 13.67 Ft x 11.17 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Laundry room 9.67 Ft x 8.67 Ft

Other 3.42 Ft x 6.50 Ft

3pc Bathroom 8.25 Ft x 6.00 Ft

Other 4.42 Ft x 3.92 Ft

Office 9.50 Ft x 11.75 Ft

Living room 14.92 Ft x 16.17 Ft

Dining room 15.17 Ft x 13.25 Ft