



## 44 West Coach Road Calgary Alberta

\$1,350,000

WELCOME TO THE HIGHLY SOUGHT OUT COMMUNITY OF WEST SPRINGS! This immaculate detached, 4 bedroom plus Bonus room with over 3800 sqft of practical living space on 3 levels was built in 2008 and comes with front attached triple car garage. Upon entry, you will be greeted with a large foyer that leads to the formal dining room and a big open-concept kitchen with a large open-to-below living area with large windows that flood the interior with natural light creating a warm and inviting atmosphere. The open-concept layout is ideal for entertaining, and the well-appointed kitchen offers ample storage and counter space. Upstairs, the master suite is a true retreat, featuring a large closet and a private ensuite for added comfort and convenience. Additionally, a large bonus room provides flexible space for a home office, playroom, or media room. Two more generous bedrooms, a 4-piece bathroom, and convenient upstairs laundry complete the upper level. The fully finished basement boasts another bedroom, a large family area, a full bathroom, and a versatile flex/craft room—perfect for additional living space or hobbies. Outside, the practical concrete patio is a dream for summer, featuring a stylish pergola—perfect for outdoor entertaining and relaxation. Located in a desirable neneighbourhood with easy access to Stoney Trail, local amenities, parks, and schools, this home offers both comfort and convenience. Don't let this opportunity slip away. Book your showing today! (id:6769)

Family room 18.17 Ft x 17.83 Ft

Other 11.42 Ft x 10.50 Ft

Furnace 13.00 Ft x 10.58 Ft

Bedroom 11.42 Ft x 11.25 Ft

3pc Bathroom 11.83 Ft x 4.92 Ft

Kitchen 18.75 Ft x 11.42 Ft

Dining room 14.00 Ft x 11.25 Ft

Other 14.17 Ft x 9.75 Ft

Living room 16.67 Ft x 13.67 Ft

Foyer 12.33 Ft x 8.25 Ft

Other 11.00 Ft x 7.92 Ft

2pc Bathroom 6.58 Ft x 4.67 Ft

Bonus Room 15.00 Ft x 14.00 Ft

Laundry room 9.00 Ft x 5.67 Ft

Primary Bedroom 15.17 Ft x 13.75 Ft

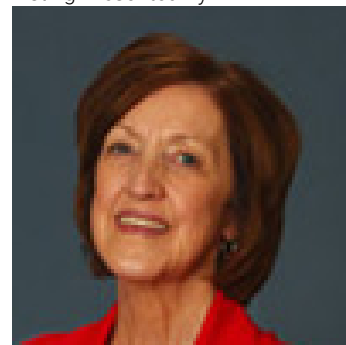
Bedroom 12.00 Ft x 11.50 Ft

Bedroom 12.50 Ft x 11.00 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

5pc Bathroom 14.00 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations



CIR

REALTY

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