



## 59 West Coach Manor Calgary Alberta

\$349,900

Welcome to Westbury Park! This exceptional 2-bedroom, 2-bathroom townhouse seamlessly combines modern living with peaceful surroundings. As a sought-after bungalow corner unit, it backs onto green space, offering a private and tranquil escape. Inside, you'll be greeted by a bright, open living area filled with natural light that highlights the contemporary finishes, including new wide plank hardwood flooring! The stylish kitchen boasts granite countertops, stainless steel appliances (including a new dishwasher), and plenty of cabinet space—ideal for anyone who loves to cook. The primary bedroom is your personal retreat, featuring a spacious 4-piece ensuite and a walk-in closet with built-in shelving for added comfort and convenience. The second bedroom offers flexibility, perfect for guests or a home office. This townhouse also includes in-unit laundry, an additional 4 pc bathroom and a titled parking stall for your convenience. An impressive almost 830 sq. ft. crawl space in the basement provides ample storage with generous ceiling height. Ideally located, this home is minutes away from trendy shopping, schools, parks, restaurants, and even a nearby ski hill—catering to every aspect of your lifestyle. With low condo fees and easy access to the newly completed ring road, getting around the city is a breeze. Don't miss the chance to make this beautiful townhouse your new home. Pride of ownership shines through every corner! (id:6769)

Storage 29.67 Ft x 30.42 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
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 Bedroom 10.17 Ft x 9.83 Ft  
 Dining room 12.75 Ft x 9.92 Ft

Kitchen 9.83 Ft x 10.17 Ft  
 Living room 11.92 Ft x 11.33 Ft  
 Primary Bedroom 10.50 Ft x 12.00 Ft  
 Furnace 9.50 Ft x 8.67 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca