

**14 West Coach Way SW  
Calgary, Alberta**

**MLS # A2298380**



**\$999,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | West Springs           |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 2,550 sq.ft.           | <b>Age:</b>   | 2010 (16 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees   |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Smoking Home, Walk-In Closet(s), Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** none

This stunning West Springs home is ideally located in the WALK ZONE for the West Springs School (k-6). The open concept mainfloor features a gorgeous kitchen with gas stove, granite counters, contemporary white cabinets & hardware. A great space for entertaining with an extended dining area, living room with gas fireplace, and separate doors leading to a private office. Upstairs is the large, sunny bonus room for the family to enjoy, a relaxing master bedroom, 5 piece ensuite bath with his and her vanities, soaker tub and walk-in-shower. Two more bedrooms, a full bathroom & a conveniently located laundry room completes the upstairs. Finally, step out to your oasis backyard, fully landscaped with upper and lower deck, underground sprinkler system and plenty of green space for the entire family. Enjoy walking to the many amenities of West 85, easy access to Old Banff Coach Road to escape the city, & the world class facilities of COP a mere 5 minutes away.