

# \$925,000 - 105 West Coach Place Sw, Calgary

MLS® #A2201390

**\$925,000**

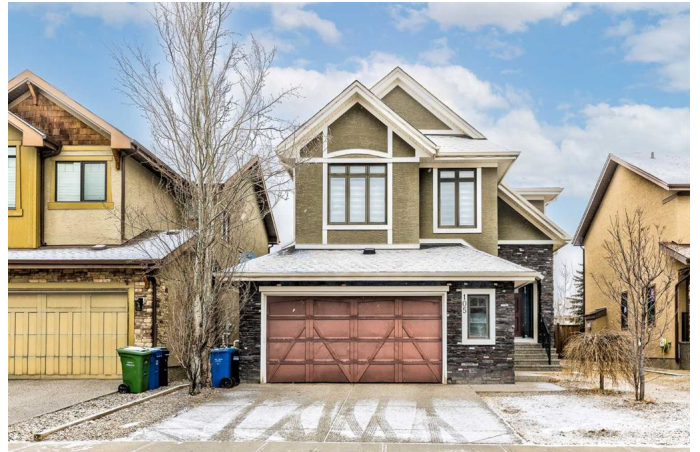
3 Bedroom, 3.00 Bathroom, 2,348 sqft  
Residential on 0.12 Acres

West Springs, Calgary, Alberta

OPEN HOUSE APRIL 5 (12:00pm-2:00pm).  
Stunningly renovated home located on a quiet crescent in Wentworth, just a short walk to West Springs School and the shops and services along 85th St. This meticulously maintained home boasts a spacious main level with an open-concept great room, a private office, and 9'™ ceilings. The bright kitchen features granite countertops, newer appliances, and a brand-new dishwasher. Enjoy the elegant new hardwood flooring, premium quality interior paint (with a 2-year warranty), and new drapes in the dining area and bedrooms. Many exterior windows have been replaced (APRIL 2025). Other updates include a new water purifier and a new garage door (installation complete by early April). Upstairs, you'll find a large bonus/theatre room with vaulted ceilings and south-facing windows that bring in an abundance of natural light. The primary suite is a true retreat with a 5-piece ensuite, jetted soaker tub, and walk-in closet. Two additional well-sized bedrooms complete the upper level. This home also offers central A/C, an oversized heated garage, an Arctic Spa hot tub, a cedar gazebo, and a stone patio. The basement is ready for your personal touch. Don't miss out on this exceptional home!

Built in 2009

## Essential Information



MLS® #	A2201390
Price	\$925,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,348
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	105 West Coach Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H0M8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement                None, Unfinished

## **Exterior**

Exterior Features    Private Entrance, Private Yard

Lot Description        Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting

Roof                     Asphalt Shingle

Construction          Stucco

Foundation            Poured Concrete

## **Additional Information**

Date Listed             March 20th, 2025

Days on Market        13

Zoning                  R-G

HOA Fees                270

HOA Fees Freq.        ANN

## **Listing Details**

Listing Office          eXp Realty

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