



GRASSROOTS
REALTY GROUP

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48 West Coach Court SW
Calgary, Alberta

MLS # A2251032



\$949,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,105 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Level, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: Awning

OPEN HOUSE: Sat. Aug. 30 & Sun. Aug. 31 (2–4 PM) Welcome to nearly 3,000 sq. ft. of professionally developed living space in this executive residence, perfectly positioned on a quiet cul-de-sac in the prestigious estate community of Wentworth. Offering 4 bedrooms and a thoughtful balance of elegance, comfort, and convenience, this home is just minutes from Calgary's top-rated schools, scenic parks and pathways, and premium shopping and dining. Step inside and be greeted by timeless wainscoting leading to a private 2-piece bath and a full laundry room with dual custom-organized closets. The main floor opens to a bright, open-concept living space with serene backyard views. At the heart of the home, the chef-inspired kitchen boasts a gas range, spacious pantry, sleek countertops, an abundance of cabinetry, and a large central island—perfect for both entertaining and everyday living. The dining area offers additional custom storage, while the living room invites gatherings around a cozy gas fireplace. Upstairs, three generous bedrooms await, including a sophisticated primary retreat with a spa-like 5-piece ensuite featuring dual vanities and a walk-in closet. A sunlit bonus room provides flexible space for your lifestyle. The fully finished lower level expands your living area with a large rec room, fourth bedroom, stunning full bath, and a versatile flex space ideal for a home office or gym. Outdoors, enjoy summer evenings on the expansive west-facing deck with retractable awning. The pie-shaped backyard is a private oasis, framed by mature trees, lush perennials, and raised garden boxes. Additional features include a double attached garage with built-in storage, central A/C, and meticulously maintained mechanicals and exterior. This rare offering is situated within the walk zone for community schools, only 25 minutes to

downtown Calgary and under an hour to Canmore, this home offers the best of both city convenience and mountain access. Property Inspection has been completed and available.