



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

MLS # A2298380



\$999,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Walk-In Closet(s), Wired for Sound		

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.