



**87 West Coach Manor SW
Calgary, Alberta**

MLS # A2176647



\$487,500

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE SUNDAY DECEMBER 8, 1 PM - 3 PM! Welcome to the quiet and desirable community of West Springs, where you'll find this charming 3 bedroom, 2.5 bathroom townhome. The bright and open main level features a functional and modern kitchen with an island, stainless steel appliances, and ample cabinet space, as well as the living room and good sized dining area leading to the private deck. Enjoy morning coffee and evening barbeques on the sunny south facing deck, backing onto sprawling greenspace. There is also high quality laminate flooring throughout the main level, made to resist daily wear and tear. Heading upstairs brings you to the primary bedroom with a large walk-in closet and ensuite with a tiled shower, 2 secondary bedrooms, and main bathroom. Moving downstairs, you'll discover a blank canvas ready for all your designs! Westbury Park offers spacious and low maintenance living in a peaceful setting, close to all the city has to offer. The neighbourhood of West Springs includes walking paths leading to basketball courts, playgrounds, tennis courts, and lush forest area. In addition, there are multiple nearby schools, and an amenity-rich shopping area a short drive away, with grocery stores, drugstores, professional businesses, gyms, restaurants, and more. Being on the southwest edge of the city puts you that much closer to the Rocky Mountains too!