

# \$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

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	19
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.