

## 95 West Coach Manor SW Calgary, Alberta

**MLS # A2227200**


# \$509,000

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Faces Front, Guest, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		
<b>Inclusions:</b>	NA		

Stylish & Spacious 3-Bedroom END UNIT Townhome Backing GREEN SPACE in Sought-After West Springs! Surrounded by trees, greenery and walking pathways we welcome you to Westbury Park! A vibrant pocket in one of Calgary's most desirable communities! This beautifully maintained 3-bedroom, 2.5-bathroom townhouse blends modern style with everyday functionality, making it the perfect fit for families, professionals, or anyone looking to enjoy the best of living in the West. Step inside to discover beautiful hardwood flooring flowing through a thoughtfully designed open-concept main level. The gourmet kitchen features granite countertops, ceiling height cabinetry, ample storage and stainless steel appliances, all centered around a bright dining nook with direct access to a raised deck overlooking lush green space and a peaceful pond making it ideal for morning coffee or evening BBQs! The cozy yet spacious living room and convenient 2-piece powder room complete the main level, along with direct access to the ATTACHED GARAGE. Upstairs, you'll find three sun filled bedrooms, including a luxurious primary suite with a huge walk-in closet and private ensuite. A full 4-piece bath serves the additional bedrooms. The unfinished basement has been partially dry-walled and currently used for a gym set-up but a blank canvas, ready for your creative vision. Located within a 2 minute drive to the new Stoney Trail making it convenient to go any direction in Calgary. Enjoy the summer of walking to the West District where you will find the upcoming development with a multitude of amenities including UNA, Deville, Pilates/Yoga/Fitness, Anejo and everything you need for a convenient lifestyle surrounded by parks, playgrounds, pathways, and top-rated schools! With easy access to downtown Calgary, shopping, and dining, this is

more than a home, it's a lifestyle.