

**48 West Coach Court SW  
Calgary, Alberta**

**MLS # A2251032**



**\$949,900**

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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&ndash;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&rsquo;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&mdash;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.