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GRASSROOTS REALTY GROUP

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61 West Coach Place SW Calgary, Alberta

MLS # A2353403

$739,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,425 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Slate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	R-1N
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, Walk-In Closet(s)		

Inclusions: Hot Tub, TV Mounts, Telus Smart Home Security Sensors (door sensors, window sensors and one motion sensor), Thermostat, Curtain Rods.

Open House, Saturday October 31, 11am to 1pm. A charming two-storey family home on a quiet West Springs street, in excellent condition and ready for the next family. The finishes are clean and modern throughout, and a home this well kept with this look is hard to find in West Springs at this price. Built in 2009, it offers over 2100sqft of developed living with four bedrooms, three and a half bathrooms, a fully finished basement, a covered front porch and a detached garage off a paved lane. The front living room gets plenty of light from a wide bank of west facing windows, and a three-sided gas fireplace opens it to the dining area, so you can keep an eye on the kids while dinner’s on the table. The kitchen has been updated with white cabinets that run to the ceiling, new countertops, a tile backsplash and stainless appliances including a gas range. Next to it is a walk-in pantry with custom built-ins, plus a mudroom at the back door for boots and backpacks, and a two-piece bath. Upstairs, all three bedrooms are on one floor with the laundry - including a new washer and dryer (2026). The primary has a walk-in closet and an updated ensuite with a soaker tub and separate glass shower, and the main bathroom has also been refreshed. The basement was developed with a permit in 2020 and adds a large rec room with space for a playroom, home gym, a fourth bedroom with a walk-in closet, and a full bathroom for guests or older kids. Out back, the fenced yard has lawn for the kids, a raised deck, a concrete patio, flower beds and raised garden beds, all backed by tall poplars, and the hot tub stays. The detached garage has plenty of space too. The furnace was replaced in 2022 and the hot water tank in 2023. Neighbours on this street tend to stay for years, and schools, parks and pathways are close by, along with West 85th, Westside Recreation Centre and

Canada Olympic Park. Walking distance to West Springs School - a sought after location for families. Book your showing today.

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