

40 West Coach Court SW
Calgary, Alberta
MLS # A2245945

\$1,474,900

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|------------------|---|---------------|-------------------|
| Division: | West Springs | | |
| Type: | Residential/House | | |
| Style: | 2 Storey Split | | |
| Size: | 2,861 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape, Underground | | |

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|--------------------|--|-------------------|-----|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: 2nd Refrigerator, 2nd Oven-Built-In, 2nd Microwave-wall built-In, 2nd Dishwasher, 2nd Central Air Conditioner, 4- Garage Remotes, Swim Spa, Tv bracket, Primary, Built-In Wall unit - Basement, Tv & TV Bracket- Gym, Gem Stones lights - Exterior, Built-In Shelves Ceiling- Garage, Built-In Wall Unit - Garage, Garage Wall Racks - All, Bike Pulley System X2,

***OPEN HOUSE SAT AUG 9 12:30-2:30*.** Presenting nearly 4,000 square feet of professionally developed living space, this executive residence is ideally situated on a quiet cul-de-sac in the prestigious estate community of Wentworth. This 5 bedroom retreat has been freshly painted throughout and offers the perfect blend of elegance, comfort, and everyday convenience, just minutes from Calgary's top-rated schools, lush parks, premium shopping, and accessible transit. Upon entry, you're drawn in by the dramatic 19-foot ceilings in the great room, setting a grand tone and inviting natural light to pour in through expansive windows. Whether hosting friends or enjoying a quiet evening by the gas fireplace, this space delivers both scale and intimacy. At the heart of the home, the chef-inspired kitchen has been thoughtfully designed for entertaining and everyday living alike. Outfitted with two built-in wall ovens, a gas range, spacious walk-in pantry, sleek countertops, and a generous amount of cabinetry, it flows seamlessly into the dining and living areas, creating an effortless open-concept layout. The main floor is complete with a large mudroom and formal dining room. Upstairs, discover four spacious bedrooms, including a sophisticated primary suite with vaulted ceilings and a 7-piece ensuite featuring dual vanities, a glass-enclosed shower, and in-floor heating for ultimate year-round comfort. Need flexibility? One of the bedrooms offers ideal potential for a home office or bonus room, tailored to your lifestyle! A large, conveniently located laundry room completes the upper level. The fully developed lower level expands your living space with a wet bar, open rec area, dedicated gym space and a fifth bedroom, all warmed by in-floor heating, creating the perfect setting for guests or large families. Enjoy your summer evenings on the private deck that features a dual sided

gas-fireplace! Situated on a pie-shaped, south-facing lot, the low-maintenance backyard is equipped with irrigation and basked in sunlight all day long. And for an added bonus, this home includes a large swim spa for year-round enjoyment! Car enthusiasts will appreciate the epoxy-coated triple car garage, also equipped with in-floor heating and ample built-in storage. This home includes two furnaces, two central A/C units, a new tankless hot water tank, and in-floor heating in the basement, garage, and upstairs bathrooms. Ideally positioned just 25 minutes from downtown Calgary and under an hour to Canmore, this location offers great accessibility so that you can enjoy the best of both worlds!