

# \$949,900 - 48 West Coach Court Sw, Calgary

MLS® #A2251032

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,105 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

OPEN HOUSE: Sat. Aug. 30 & Sun. Aug. 31 (2-4 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'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—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.

Built in 2010

**Essential Information**

MLS® #	A2251032
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,105
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	48 West Coach Court Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0N1

**Amenities**

Amenities	Other
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Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Awning(s), BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Garden, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 27th, 2025
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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