



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2306351**



**\$999,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,113 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Dry Bar, Granite Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage		
<b>Inclusions:</b>	N/A		

Tucked away at the end of a quiet cul-de-sac in the prestigious community of Wentworth, this beautiful 2,112 sq ft 3 bedroom home with a massive bonus room and unspoiled basement offers the perfect blend of comfort, style, and location. Surrounded by walking paths and playgrounds and just steps from West Springs School, local cafes, and everyday amenities, this is an exceptional opportunity to enjoy one of Calgary's most desirable west side neighbourhoods. Inside, the home features 9 foot ceilings and an inviting open concept layout designed for both everyday living and entertaining. The spacious great room flows seamlessly into a bright chef inspired kitchen complete with stainless steel appliances, granite countertops, a large island, and rich walnut hardwood flooring throughout the main level. Thoughtful upgrades include added laundry room cabinetry, a custom back hall locker system, upgraded lighting fixtures, window treatments, central vacuum, and garburator, creating a move in ready home with excellent attention to detail. Upstairs you will find a generous bonus room perfect for family movie nights or a relaxing retreat along with two spacious bedrooms. The grand primary suite offers a peaceful escape featuring a large walk in closet and a luxurious ensuite with granite counters and a corner soaker tub. With its quiet cul-de-sac setting, family friendly surroundings, and walkable access to parks, schools, and local shops, this home delivers the very best of West Springs and Wentworth living. Additional features include a double attached garage with built in storage and well maintained mechanical systems and exterior. Located within the walk zone for community schools and within walking distance to shopping, grocery stores, gyms, parks, playgrounds, walking paths, and the Westpark Tennis Courts, this location truly cannot be beat. Only 25 minutes to

downtown Calgary and under an hour to Canmore, this home offers the best of both city convenience and mountain access. Do not miss your chance to call this incredible home yours. Book your showing today.