

WELCOME TO WEST SPRINGS



DETACHED | 3,277 sq ft | 4 BEDROOMS | 3.5 BATHROOMS



78 WEST COACH WAY SW

Location, location, location! Welcome to this impressive home situated on a quiet street in the sought-after area of Wentworth. An excellent family home boasting over 4500 sq. ft. of total living space. Step in and you'll find a warm welcoming floor plan with stylish arches and beautifully accented ceilings, curved staircases with wrought iron railings, tasteful lighting and in ceiling speakers through out. Some of the special features include a large kitchen with granite counters, numerous built-in stainless-steel appliances, gourmet kitchen island, walk in pantry, and a cozy kitchen nook that fills with morning sun. The open dining room area adjacent to the family room is ideal for entertaining with guests or family. Other highlights include a private main floor den, over size bonus room, spacious bedrooms, and a dream sized master with elegant ensuite and a bright walk-in closet. The fully finished basement completely developed by the builder offers tons of extra get away space. Perfectly situated, this home is close to great schools, playgrounds, walking paths, shopping, along with easy access to the mountains. Wonderful opportunity not to be missed. **MLS® # A1198281**



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78 WEST COACH WAY SW

Detached House

Possession: **June 3, 2022**

Neighbourhood: **West Springs**

Built in: **2010**

Foundation: **Poured Concrete**

Construction: **Stucco, Wood Frame**

Parking: **Double Garage Attached (2)**

Main Level

Kitchen: 17'0" x 18'11"
 Dining Room: 12'4" x 12'0"
 Living Room: 16'0" x 16'9"
 Den: 10'1" x 10'0"
 Nook: 11'6" x 7'10"
 Laundry: 9'0" x 9'5"

Upper Level

Primary Bedroom: 23'2" x 18'1"
 Bedroom: 14'4" x 12'0"
 Bedroom: 13'7" x 10'0"
 Bonus: 18'11" x 18'6"

Lower Level

Bedroom: 13'8" x 12'5"
 Game Room: 17'9" x 35'4"
 Office: 10'4" x 9'5"
 Storage: 12'7" x 8'2"

Appliances: Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings, Central Vacuum System + all attachments, Water Softener, Garage door Opener + Remote

Features: Breakfast Bar, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wired for Sound



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**For more info, please contact
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