70 West Coach Way SW

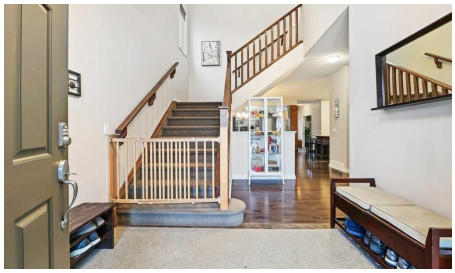
Calgary | Active | MLS® A2356112

$1,299,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2009**	**2,960.42 sq. ft.**

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Listed by RE/MAX Realty Professionals

A closer look

OPEN HOUSE SUNDAY NOVEMBER 22, 2-4 PM. Be in for Christmas! Sellers are MOTIVATED to get moving! Over 4000 sq ft developed. Extra large front entry/foyer area with ceramic tile floor and is open to the upper stairs. Hardwood floors flow seamlessly throughout the main level, which includes a grand dining area , a cozy great room featuring a gas fireplace with tile surround framed by a stained wood mantle. The massive kitchen showcases deluxe marble countertops, lower cupboard drawers for easy accessibility and ample storage, a breakfast bar at the huge island with seating for 6 and a walk through pantry. Entry from garage via mud room with kids' lockers. The kitchen boasts a gas range and complete array of appliances as well as recessed pot lighting. Just off the great room area is an amazing office with built in cabinets and 3 desk sitting areas, perfect for an at home office or kids' home work area. A 2 pce bath with pedestal sink is located off the front foyer. Ascending to the upper level, four bedrooms await, including the primary with a luxurious five-piece ensuite bathroom with two vanities, separate shower, large soaker tub with double air jets and large walk in closet. Three other generously sized bedrooms plus a large 4 pce bath with extra long vanity. Enjoy the large laundry room on this level complete with laundry sink in vanity, storage, and large bright window. The amazing bonus room/family room finishes off the upper floor. The upper bonus room is bright and open with soaring vaulted ceiling, large windows and plenty of space. This room offers flexibility for family room/teen retreat or possible bedroom 5 on this level. Enjoy the large laundry room on this level complete with laundry sink in vanity and large bright window. Below grade, a finished basement provides boundless possibilities with an additional bedroom, craft/office room with built in cabinets, quartz counters, and built in work spaces, 3 pce bathroom with quartz counters, rec room, workout area, and ample storage. The rec room has a feature wall with projector and large screen plus Sony amp and speakers and built in entertainment unit as well as a cozy fireplace. Enjoy cold beverages from the bar fridge built into the wet bar with extra cabinets. Lower level offers plenty of indirect lighting with wide array of pot lights and windows. Outside, the beautifully landscaped lot, spanning 5339 square feet, features a concrete patio with 7 person Arctic Spa hot tub and privacy screen, dog run with removable fence, composite deck, front yard, back yard, street lighting, and treed surroundings. With five parking spaces-including an oversize insulated and drywalled double attached garage. Walking distance to schools, close to shopping, parks, paths, mountains

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356112
Bedrooms	5
Bathrooms	4
Year Built	2009
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,960.42 sq. ft.
Main Level Finished Area:	1,295.77 sq. ft.
Upper Level Finished Area:	1,664.76 sq. ft.
Below Grade Finished Area:	1,060.36 sq. ft.
Acreage:	No
Lot Area:	5,338 sq. ft.
Lot Frontage:	45'2"
Front Exposure:	West
Unit Exposure:	West
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2009 (Age: 17)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0813770
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Cork, Hardwood, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Gas, Great Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Off Street, Oversized
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	West Springs
Appliances:	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Inclusions:	Removable Dog Fence, Hot tub. Bar Fridge, Basement Refrigerator, projector TV and Sony Amp
Restrictions:	None Known
Main Floor	Foyer · 9'7" × 6'9" ·
Main Floor	Dining Room · 13'11" × 13' ·

Main Floor	Living Room · 19'1" × 16'4" ·
Main Floor	Office · 11'7" × 9'5" ·
Main Floor	Kitchen · 15'5" × 15' ·
Main Floor	Mud Room · 9'9" × 8'8" ·
2nd Floor	Laundry · 9'5" × 8'7" ·
2nd Floor	Bedroom · 13'11" × 12'3" ·
2nd Floor	Bedroom - Primary · 19' × 14'8" ·
2nd Floor	Bedroom · 13'3" × 10'8" ·
2nd Floor	Bedroom · 14' × 9'11" ·
2nd Floor	Family Room · 16'11" × 14'6" ·
Lower Level	Exercise Room · 11'6" × 10'8" ·
Lower Level	Furnace/Utility Room · 10'8" × 7'11" ·
Lower Level	Family Room · 29'4" × 15'7" ·
Lower Level	Bedroom · 11'8" × 11'5" ·
Lower Level	Office · 11'8" × 7'1" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, City Lot, Front Yard, Landscaped, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W

Zoning:	R-1
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/70-west-coach-way-sw-calgary-a2356112/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.