



THE
A-TEAM

**RE/MAX
FIRST**

71 WENTWORTH Circle, Calgary T3H 4V8

MLS® #: **A2123780**

Area: **West Springs**

Listing Date: **04/18/24**

List Price: **\$775,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**
Lot Information
Lot Sz Ar: **4,456 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,917**
Low Sqft:
Ttl Sqft: **1,917**

DOM

31
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

City Lot,Cul-De-Sac,Front Yard,Lawn,Garden,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Standard Shaped Lot,Street Lighting,Other,See Remarks,Treed Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Asphalt,Concrete,Vinyl Siding**
Flooring: **Carpet,Hardwood,Linoleum,See Remarks,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|-----------------|----------------------|
| Living Room | Main | 12`8" x 14`5" |
| Kitchen | Main | 11`3" x 15`5" |
| Bonus Room | Second | 10`8" x 19`0" |
| Bedroom | Second | 9`3" x 10`5" |
| Game Room | Basement | 13`0" x 18`7" |
| 2pc Bathroom | Main | |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|-----------------|-----------------------|
| Dining Room | Main | 8`3" x 8`6" |
| Den | Main | 8`3" x 12`5" |
| Bedroom - Primary | Second | 11`10" x 15`7" |
| Bedroom | Second | 9`0" x 12`3" |
| Bedroom | Basement | 12`4" x 13`8" |
| 4pc Ensuite bath | Second | |

| 4pc Bathroom | Second | 4pc Bathroom | Basement |
|---------------------|--------|--|----------|
| Title: | | Legal/Tax/Financial | |
| Fee Simple | | Zoning: | |
| Legal Desc: | | R-1 | |
| | | Remarks | |
| Pub Rmks: | | <p>OPEN HOUSE SATURDAY, APRIL 27, 1-3PM! LOCATION, LOCATION! Close to some of the best schools in Calgary and with easy access to downtown and more! Welcome to 71 Wentworth Circle SW, where comfort and practicality meet in this stunning 2-storey home. Step inside and be greeted by an open-concept layout that invites you to explore its spacious interiors. With vaulted ceilings accentuating the sense of space, this home exudes an airy ambiance that is both welcoming and bright. The heart of the home lies in its pristine white kitchen, boasting ample counter space and white appliances. Adjacent to the kitchen is a generously sized family room, perfect for gatherings or quiet family evenings. Natural light floods the space, creating a warm and inviting atmosphere for everyday living. Upstairs, you'll find hardwood floors throughout the three bedrooms, including a master suite complete with an ensuite featuring a stand-up shower and tub, offering a serene retreat at the end of the day. Additionally, a bright bonus room with a fireplace provides the ideal space for relaxation or entertainment. The fully finished basement adds versatility to the home, with a rec room, additional bedroom, and bathroom, offering plenty of space for guests or a growing family. Outside, the backyard provides a private oasis for outdoor activities and al fresco dining. Conveniently located on a quiet cul-de-sac, this home offers easy access to a plethora of amenities including schools, transit, shopping, and recreational facilities. Commuting is a breeze with quick access to downtown and major highways, making this property an ideal choice for those seeking both convenience and comfort in the vibrant community of Wentworth Circle SW. Don't miss your chance to make this your dream home!</p> | |
| Inclusions: | | n/a | |
| Property Listed By: | | eXp Realty | |

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













