



88 WENTWORTH Square, Calgary T3H 0M5

MLS® #: **A2151832** Area: **West Springs** Listing Date: **07/22/24** List Price: **\$1,100,000**
 Status: **Pending** County: **Calgary** Change: **-\$50k, 10-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **5,252 sqft**
 Lot Shape:

DOM

56
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **4 Level Split, Side by Side**

Parking

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

Access:
 Lot Feat: **Back Yard, Corner Lot, Landscaped, See Remarks**
 Park Feat: **Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Playground**

Construction: **Brick, Cement Fiber Board, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Washer**
 Int Feat: **Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Second	22`3" x 14`9"
Bedroom - Primary	Second	14`9" x 15`3"
Bedroom	Third	14`9" x 14`1"
Laundry	Lower	11`1" x 6`1"
Furnace/Utility Room	Lower	5`10" x 11`3"
5pc Ensuite bath	Second	10`11" x 12`2"
4pc Bathroom	Lower	8`7" x 5`5"

Room	Level	Dimensions
Dining Room	Second	14`9" x 11`1"
Living Room	Second	17`5" x 18`0"
Bedroom	Third	13`8" x 12`6"
Game Room	Lower	28`3" x 22`4"
2pc Bathroom	Second	5`6" x 5`8"
4pc Bathroom	Third	9`6" x 9`8"

Title: **Fee Simple**
 Zoning: **R-2**
 Legal Desc: **0813770**

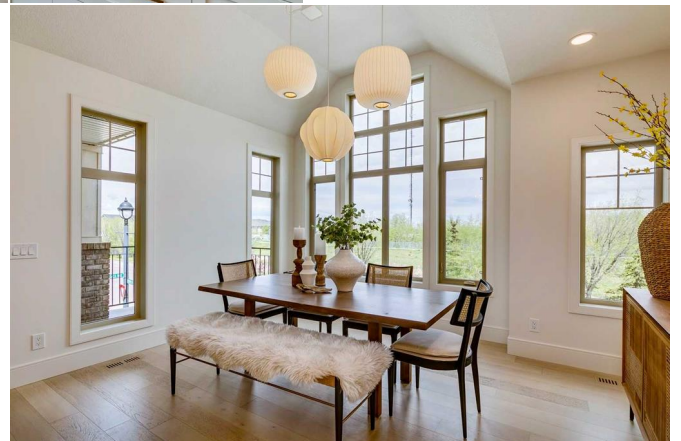
Remarks

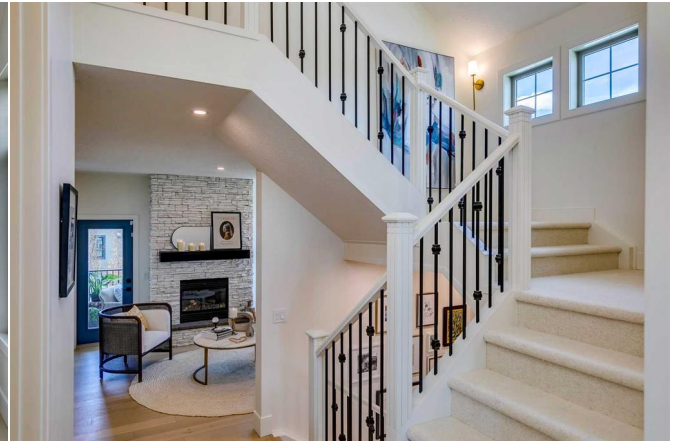
Pub Rmks: **Wonderful Wentworth. Executive 3 bedroom 3.5 bath 4 storey split, semi-detached home in West Springs. Over 3261 SF of artfully and newly renovated living space has been enhanced with an abundance of custom features throughout. Spacious entry featuring LED detailed chandeliers and an impressive wide feature staircase. The open plan kitchen feature Wolf M Series Stainless appliance package including a 4 burner gas cooktop, wall oven, Smart Convection/Microwave oven with feature Wall Canopy hood fan. Miele dishwasher and a Samsung 4 door refrigerator/freezer with beverage centre. An abundance of custom Shaker style cabinetry, pull-out drawers with soft close feature and Champagne gold hardware. Expansive kitchen island with quartz countertop and ample seating, Farmhouse sink with Kraus brush gold high arch pull down faucet highlighted by pendant lighting. The adjacent sitting/dining rooms feature incredible vaulted ceilings with impressive oversized windows and custom Herman Miller chandelier. Enjoy morning coffee on the balcony adjacent to the kitchen with natural gas BBQ hook-up. Living Room with a gas fireplace and stone surround, an abundance of LED pot lights and French door to the covered deck with separate gas fireplace. Main level Primary Suite featuring Custom 5 piece ensuite bath with deep soaker tub, vanity with his and her sinks, large custom glass steam shower with bench. Custom Walk-in closet with laundry chute. Lower floor laundry room with new Samsung Steam wash/Steam dry, Triple Sized front load laundry set and ample storage. Ascend the central staircase to the Upper level with cozy sitting area with feature gold chandelier, 2 additional spacious bedrooms both with walk-in closets and 4 piece ensuite bath with tub, shower, large vanity with quartz countertop. Descend the central feature staircase to the fully developed walk-up basement with in-floor heat throughout, a large rec room/games area and a custom wet bar featuring quartz countertops wine refrigerator, mirror. French door to covered patio, perfect for a hot tub. Spacious ground level patio and West facing backyard with Basketball/Sports Court perfect for entertaining. In-floor heated oversized attached double garage. New plumbing fixtures throughout by Canyon Plumbing. Brand new wool carpeting in bedrooms and lower level. New custom door hardware throughout. High efficiency furnace and boiler. Roughed in central vacuum. Cloud White paint/lacquer by Benjamin Moore throughout. Ring WiFi connect doorbell. Watts custom integrated exterior programmable soffit lighting.**

Inclusions: **n/a**
 Property Listed By: **Sotheby's International Realty Canada**

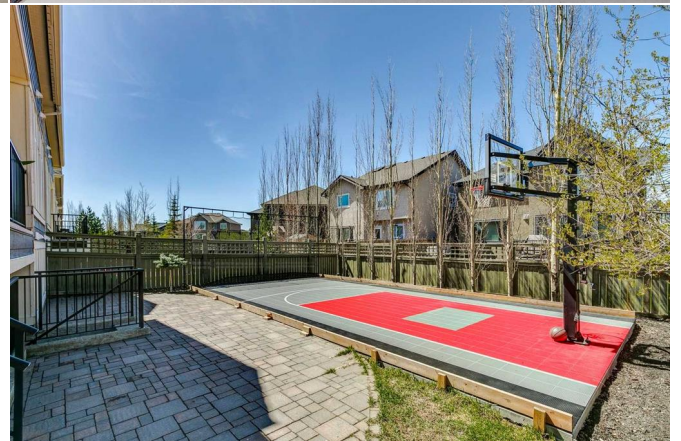
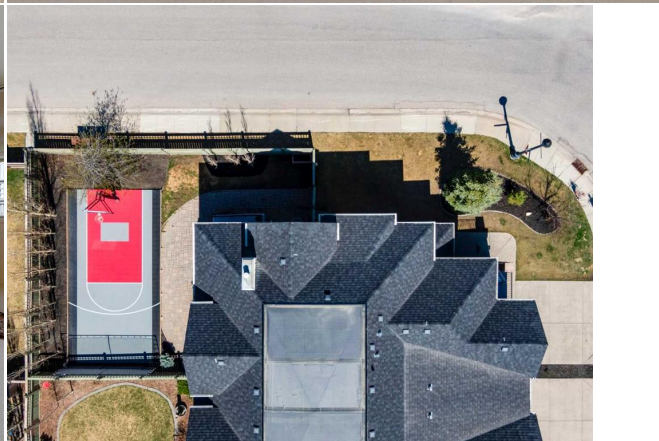
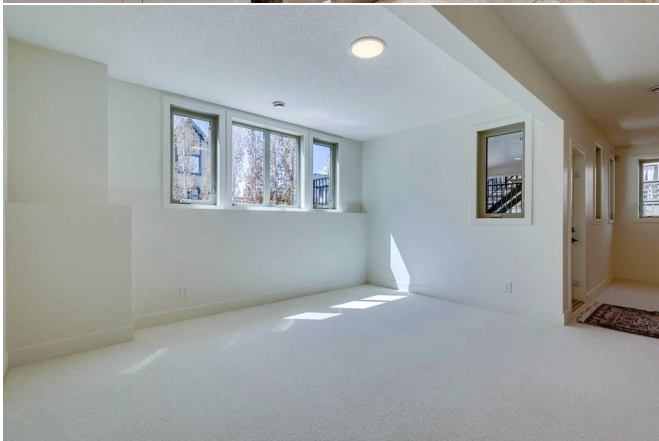
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

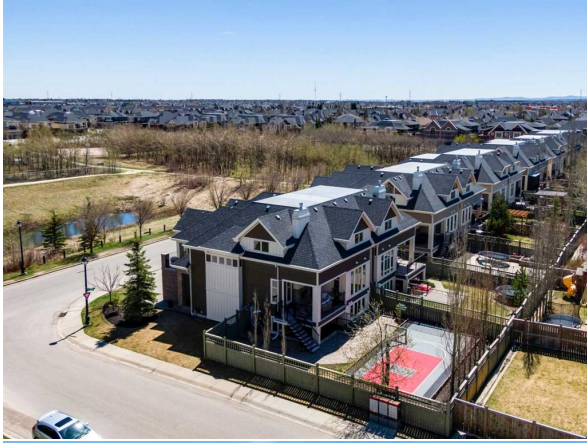






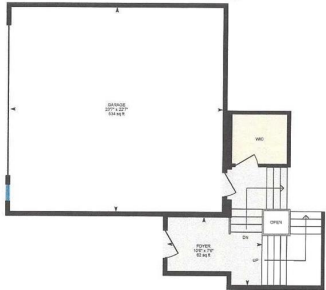






88 Wentworth Square SW, Calgary, AB

1st Floor Exterior Area 154.71 sq ft
Interior Area 141.42 sq ft
Excluded Area 570.75 sq ft



PREPARED: 2014/05/30



When regions are excluded from total floor area in GUCSE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

88 Wentworth Square SW, Calgary, AB

2nd Floor Exterior Area 1400.07 sq ft
Interior Area 1200.45 sq ft
Excluded Area 48.13 sq ft



PREPARED: 2014/05/30



When regions are excluded from total floor area in GUCSE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

88 Wentworth Square SW, Calgary, AB

3rd Floor Exterior Area 789.28 sq ft
Interior Area 715.24 sq ft
Excluded Area 53.13 sq ft



PREPARED: 2014/05/30



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88 Wentworth Square SW, Calgary, AB

Basement (Below Grade) Exterior Area 907.41 sq ft
Interior Area 782.82 sq ft



0 3 6 ft

PREPARED: 22/4/2020



*When regions are excluded from total floor area in BIGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.