



THE
A-TEAM

**RE/MAX
FIRST**

1118 WENTWORTH View, Calgary T3H 5K3

MLS®#: **A2157003**

Area: **West Springs**

Listing Date: **08/15/24**

List Price: **\$1,125,500**

Status: **Pending**

County: **Calgary**

Change: **-\$80k, 31-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **5,199 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**
Park Feat: **Triple Garage Attached**

DOM

34
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Storage**

Construction: **Stone,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 4`8"	Dining Room	Main	13`11" x 9`11"
Foyer	Main	8`8" x 86`6"	Kitchen	Main	15`3" x 13`11"
Living Room	Main	17`8" x 13`11"	Office	Main	12`5" x 10`4"
4pc Bathroom	Upper	8`0" x 4`10"	5pc Ensuite bath	Upper	10`8" x 18`0"
Bedroom	Upper	12`0" x 10`1"	Bedroom	Upper	10`1" x 11`7"
Family Room	Upper	12`5" x 22`5"	Bedroom - Primary	Upper	12`4" x 16`0"
4pc Bathroom	Basement	8`5" x 5`0"	Bedroom	Basement	12`9" x 9`7"
Game Room	Basement	31`9" x 13`0"	Furnace/Utility Room	Basement	16`2" x 10`6"

Title: **Fee Simple**
 Legal Desc: **0214183**

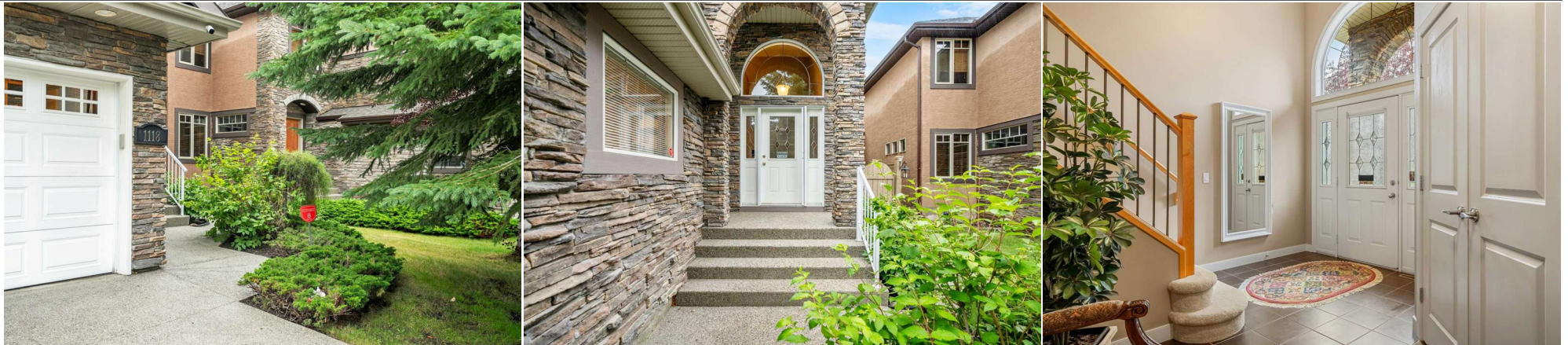
Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to your next family home nestled in the tranquil community of West Springs. This charming property, featuring 4 bedrooms and 3.5 bathrooms with a NEW roof in 2017, NEW water tank in 2021, NEW washer and dryer in 2019 and NEW basement carpet in 2017 and NEW fridge in 2022, this property offers a blend of comfort and functionality that you won't want to miss! As you step inside, you'll be welcomed by a grand foyer that seamlessly transitions into a thoughtfully designed office space, perfect for those who work from home or need a quiet area for study. The main floor has an open-concept layout where the kitchen and living area flow together effortlessly, creating an ideal space for both entertaining guests and enjoying cozy family evenings. The kitchen is a chef's delight, equipped with sleek stainless steel appliances and a generous island that simplifies meal preparation. Heading to the second floor, you'll discover a spacious family room with vaulted ceilings that enhance the airy and light atmosphere of this additional living space. The primary suite serves as a personal retreat, featuring a luxurious 5-piece ensuite, a gas fireplace for those chilly nights, and a substantial walk-in closet. This serene space is designed for ultimate relaxation. The second floor also includes two additional bedrooms, a 4-piece bathroom, and a conveniently located laundry room, making household chores more manageable and organized. The finished basement is a highlight of this home, offering an expansive recreation room that's perfect for game nights or unwinding with your favorite shows. This level also includes an extra bedroom and a 4-piece bathroom, providing a private and comfortable space for family members or guests. Step outside into the backyard to find a tranquil oasis that's perfect for barbecuing and entertaining. With ample space for gatherings, this outdoor area is sure to be a favorite spot for making memories with friends and family. Located in the desirable community of West Springs, this home is ideally situated close to shopping, dining, accredited schools, and scenic walking paths. With easy access to Bow Trail and the CTrain station, commuting to downtown is a breeze. Don't miss out on the opportunity to make this exceptional property your new family home—schedule your viewing today!**

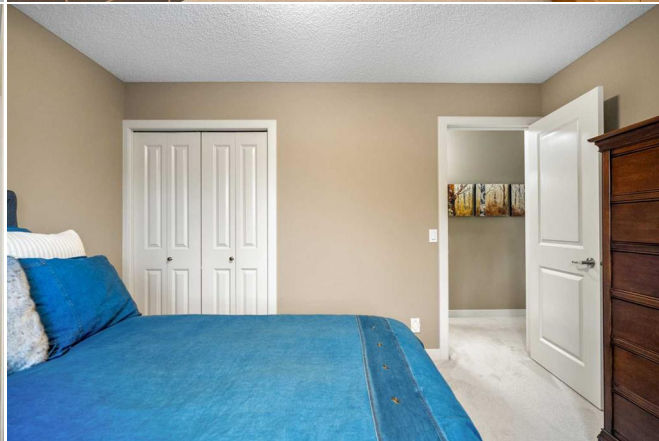
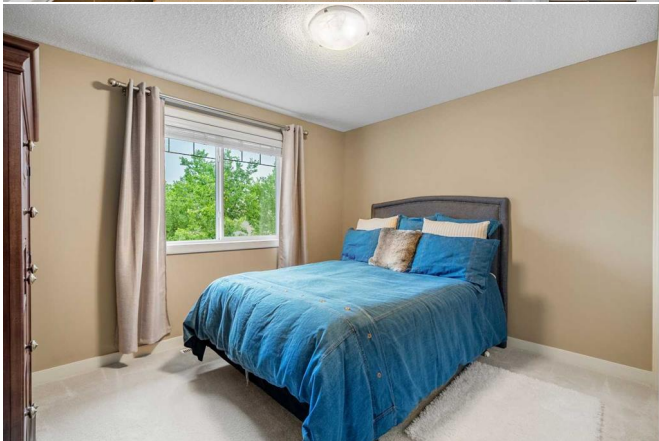
Inclusions: **Garage Storage, Shed(s), Speakers, Alarm Hardware, TV Bracket in Kitchen, Vacuflor**
 Property Listed By: **eXp Realty**

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













1118 Wentworth View SW, Calgary, AB

Main Floor Exterior Area 120.57 sq ft
Interior Area 1340.50 sq ft
Excluded Area 613.77 sq ft



0 5 10 ft

PREPARED: 2024/05/07



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

1118 Wentworth View SW, Calgary, AB

1st Floor Exterior Area 1220.88 sq ft
Interior Area 1139.22 sq ft
Excluded Area 72.90 sq ft



0 3 6 ft

PREPARED: 2024/05/07



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

1118 Wentworth View SW, Calgary, AB

Basement (Below Grade) Exterior Area 1025.18 sq ft
Interior Area 940.97 sq ft



PREPARED: 2024/06/07



While regions are excluded from total floor area in GSE/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.