



THE
A-TEAM

**RE/MAX
FIRST**

136 WENTWORTH Square, Calgary T3H0M6

MLS® #: **A2160968** Area: **West Springs** Listing Date: **09/13/24** List Price: **\$730,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2009** Abv Sqft: **1,525**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,078 sqft** Ttl Sqft: **1,525**
 Lot Shape:

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Barbecue,BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 15`2"	Kitchen	Main	8`10" x 12`9"
Dining Room	Main	13`0" x 8`9"	2pc Bathroom	Main	5`6" x 5`1"
Bedroom - Primary	Second	10`8" x 13`0"	4pc Ensuite bath	Second	8`1" x 7`9"
Bedroom	Second	9`4" x 12`4"	Bedroom	Second	9`4" x 10`0"
4pc Bathroom	Second	8`0" x 5`0"	Family Room	Basement	18`0" x 11`9"
Bedroom	Basement	17`10" x 8`11"	3pc Bathroom	Basement	7`10" x 7`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0813770

Zoning:
R-1N

Remarks

Pub Rmks: **Nestled in the prestigious Wentworth community, this spectacular home offers a perfect blend of comfort, style, and convenience, making it an ideal family retreat. Built by Homes by Avi, this 4-bedroom, 3.5-bathroom home features over 2000 square feet of living space. The main floor showcases hardwood throughout, with a gourmet kitchen featuring granite countertops, white shaker style maple cabinets, an upgraded stainless steel appliance package and a large kitchen island with a breakfast bar—perfect for casual dining or extra prep space. The kitchen opens to a spacious dining area, perfect for entertaining, while the south-facing living room boasts large windows that fill the space with natural light. Upstairs, the primary bedroom is a true retreat with a large walk-in closet and ensuite bathroom. Two additional bedrooms, both generously sized, share a full 4-piece bathroom offering plenty of space for family or guests. Conveniently located just steps from the bedrooms, the upper-floor laundry makes daily chores easier and more efficient. The fully developed basement offers even more living space, featuring a fourth bedroom, a full bathroom, and a den area complete with a projector and 100” screen, ideal for movie nights or casual gatherings. Outside, the beautifully landscaped north facing backyard offers a large deck with a gas hookup—ideal for summer barbecues and outdoor lounging. Additionally, the detached double-car garage comes with a built-in workbench, providing extra space for projects or storage. Located on a peaceful street, this home ensures privacy and safety, while being just minutes away from top-rated schools, parks, shopping, and dining in the desirable West Springs neighbourhood of Wentworth. Plus, with easy access to downtown Calgary and major highways, it's perfectly situated for both work and play. This home offers everything you've been searching for and more. Don't let it slip through your fingers, call today!**

Inclusions: **Projector & Screen in Basement, Barbecue**
Property Listed By: **Century 21 Bamber Realty LTD.**

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









