

## 357 WENTWORTH Place, Calgary T3H 4L5

Sewer:

List Price: \$899,900 MLS®#: A2162018 Area: West Springs Listing 09/05/24

Status: **Pending** Calgary None Association: Fort McMurray County: Change:

Date:

**General Information** 

Prop Type: Residential Sub Type: **Detached** City/Town: Calgary

Year Built: 2001 Lot Information

Lot Sz Ar: Lot Shape:

5,328 sqft

Access:

Lot Feat: Cul-De-Sac,Landscaped,Treed Park Feat: **Double Garage Attached** 

DOM

13 Layout

Beds: 4 (3 1 ) Baths: 3.5 (3 1) 2 Storey

Style:

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Baseboard, Forced Air, Natural Gas Stucco, Wood Frame

Flooring:

Ext Feat: Carpet, Ceramic Tile, Hardwood Storage Water Source:

Fnd/Bsmt: **Poured Concrete** 

Finished Floor Area

2,062

2.062

Abv Saft:

Low Sqft:

Ttl Sqft:

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Oven, Microwave, Refrigerator, Washer, Window Coverings

Int Feat: **Built-in Features, No Smoking Home** 

**Utilities:** 

Room Information

Room Level **Dimensions** Room Level **Dimensions** 2pc Bathroom Main 4`9" x 5`0" **Dining Room** Main 14`3" x 8`11" Kitchen Main 12`8" x 12`6" Laundry Main 11`2" x 7`10" **Living Room** Main 13`3" x 20`8" Office Main 10`10" x 10`7" 4pc Bathroom Second 11`5" x 5`1" 4pc Ensuite bath Second 8`8" x 11`2" **Bedroom - Primary** Second 18'0" x 14'8" **Bedroom** Second 11`4" x 12`3" **Bedroom** Second 15`4" x 11`7" 4pc Bathroom Lower 6`5" x 8`0" **Bedroom** Lower 12`8" x 14`0" **Family Room** Lower 12`10" x 19`6"

Game Room Lower 12`8" x 20`1"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **9912435** 

Remarks

Pub Rmks:

Renovated home in desirable neighborhood alert! We are delighted to present this gorgeous, fully developed 2 storey house located on a private cul de sac in West Springs. Enter and be wowed. The entrance leads directly to the separate, spacious home office - fully outfitted by California Closets. Beyond this you will notice new engineered floors leading through to the living area featuring an elegantly updated stone walled gas fireplace. Turn around to see the kitchen - fully redone in 2016 - boasting bright ceiling height cabinets and quartz counters. To add function, the attached pantry connects directly to the mudroom and double attached garage beyond. The back yard features a large two-tiered deck in the private back yard perfectly suited to lounging or entertaining in Calgary's sunny autumn and beyond. Upstairs hosts two large bedrooms - one with vaulted ceilings - plus a primary suite to boast about. Large enough to accommodate any compliment of furnishings with a lovely eastern exposure. In the basement you will find an additional large bedroom, 4 piece bath, entertaining area with the home's second gas fireplace PLUS one of the most perfect teen or man caves we have ever seen. The photos are fantastic, but it really needs to be seen in person to be appreciated. Don't need a man cave? Use this area as the fifth bedroom with the simple addition of a larger window - voila. West Springs is an area that deserves its popularity. With two K-9 schools within walking distance, easy access to numerous restaurants, shops, and cafes, a quick commute to downtown and easy access to Calgary's newly completed Stony Trail, there is little else to ask for. Book your viewing today.

Inclusions:

Property Listed By: CIR Realty

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

All TV mounts, Alarm equipment including security cameras, cupboard in basement storage room, shed, basement speakers on wall

































