



**Game Room**

**Lower**

**12` 8" x 20` 1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9912435**

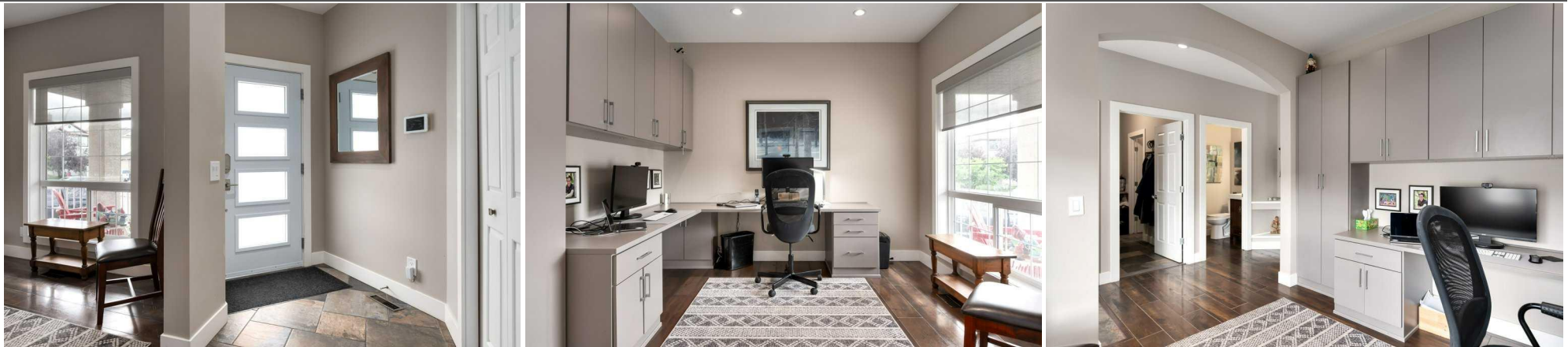
Zoning:  
**R-1**

Remarks

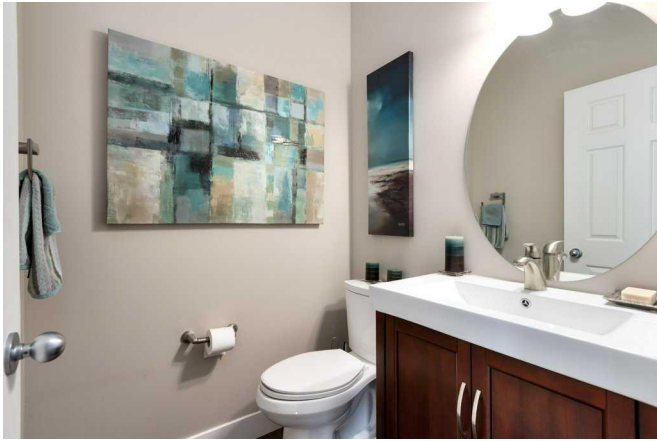
Pub Rmks: **Renovated home in desirable neighborhood alert! We are delighted to present this gorgeous, fully developed 2 storey house located on a private cul de sac in West Springs. Enter and be wowed. The entrance leads directly to the separate, spacious home office - fully outfitted by California 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: **All TV mounts, Alarm equipment including security cameras, cupboard in basement storage room, shed, basement speakers on wall  
CIR Realty**

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







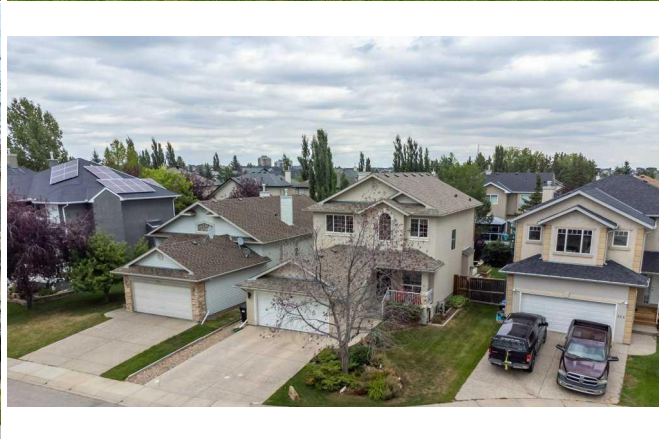




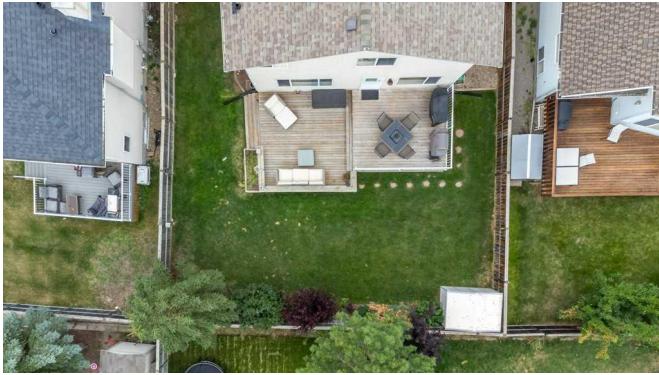
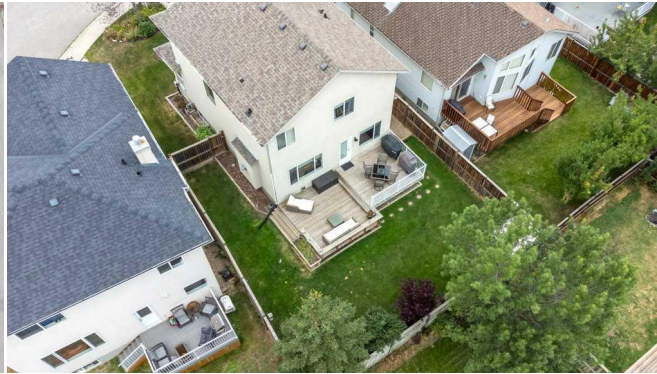
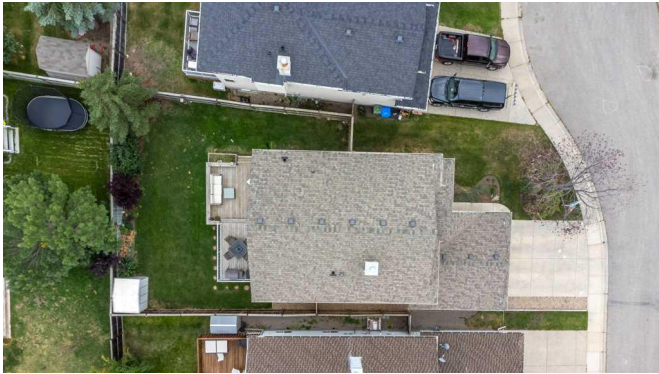












**357 Wentworth PI SW, Calgary, AB**

Main Floor Exterior Area 1038.71 sq ft  
Excluded Area 426.68 sq ft



PREPARED: 2024/09/05  
White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**357 Wentworth PI SW, Calgary, AB**

2nd Floor Exterior Area 1023.39 sq ft



PREPARED: 2024/09/05  
White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

357 Wentworth Pl SW, Calgary, AB

Basement (Below Grade) Exterior Area 951.68 sq ft



PREPARED: 2024/05/05

While figures are excluded from total floor area in RSUISE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.