



THE
A-TEAM

**RE/MAX
FIRST**

7967 WENTWORTH Drive, Calgary T3H 4P3

MLS® #: **A2164053**

Area: **West Springs**

Listing Date: **09/12/24**

List Price: **\$789,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,401 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Lawn,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,746**

Low Sqft:

Ttl Sqft: **1,746**

DOM

7

Layout

Beds: **3 (2 1)**

Baths: **3.0 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Brick**
Flooring: **Ceramic Tile,Hardwood,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	12`2" x 12`1"
Bonus Room	Upper	12`0" x 10`0"
Kitchen	Main	14`2" x 13`1"
Bedroom	Basement	16`9" x 11`1"
Laundry	Basement	10`6" x 6`11"
4pc Bathroom	Upper	
2pc Bathroom	Main	

Room	Level	Dimensions
Bedroom	Upper	10`5" x 10`3"
Living Room	Main	17`11" x 16`3"
Family Room	Main	11`11" x 11`8"
Game Room	Basement	9`5" x 10`4"
3pc Bathroom	Basement	
4pc Ensuite bath	Upper	

Title:
Fee Simple
 Legal Desc:

Zoning:
R-1N

0010004

Remarks

Pub Rmks: **RARE OPPORTUNITY! This STUNNING HOME is in a very desired part of West Springs. Located across from the coveted Joan of Arc school, steps from walking paths and transit access. This beautiful BRICK HOME is gorgeous both inside and out. NEWLY PAINTED THROUGHOUT. SUNNY AND LIGHT FILLED- SW BACKYARD AND WINDOWS EVERYWHERE! Warm kitchen with island and coffee bar, corner pantry and open to the living spaces. Flex room at the front with floor-to-ceiling window is idea for a family room, office, formal dining room or even a playroom! Living room is at the back of the house with a cozy gas fireplace, built-in shelving and a terrific open layout. Dining area in this area as well, it is that big! Huge windows with glimpses of the green landscaped SW BACKYARD. Half bath completes this level. Upstairs you will find a lovely light-filled bonus room with balcony which can easily be converted to a third bedroom. Second bedroom is a good size. Master bedroom is generous, with a lovely ensuite bath with a MASSIVE WALK IN CLOSET! Basement is fully finished with a huge bedroom, rec room, full designer bathroom with glorious large shower, laundry room with ample storage and even a gym! Lots of room for an office down here if you so choose. NEW FURNACE! Permits pulled for the basement. FULLY LANDSCAPED SW BACKYARD W/ NEW COMPOSITE DECK, GRASS AND TREES! What a wonderful place to relax. Double detached garage is awesome. Rarely do homes come up for sale in this area. Easy to get your kiddos off to school in the morning. Book your showing fast before this home is gone!**

Inclusions:
 Property Listed By: **window coverings
 URBAN-REALTY.ca**

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









