



THE
A-TEAM

**RE/MAX
FIRST**

59 WENTWILLOW Lane, Calgary T3H 5W7

MLS® #: **A2165604** Area: **West Springs** Listing Date: **09/20/24** List Price: **\$2,400,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **12,217 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,440**
 Low Sqft:
 Ttl Sqft: **2,440**

DOM

8
Layout
 Beds: **4 (1 3)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

Ttl Park: **9**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,Landscaped,Many Trees,Underground Sprinklers,Treed**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Oven,Range Hood,Refrigerator,Stove(s),Warming Drawer,Washer,Window Coverings**
 Int Feat: **Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`2" x 16`0"	Dining Room	Main	16`0" x 16`0"
Living Room	Main	16`5" x 15`0"	Family Room	Basement	30`3" x 15`0"
Foyer	Main	11`5" x 10`1"	Den	Main	17`3" x 10`11"
Hobby Room	Basement	12`0" x 10`10"	Laundry	Main	19`6" x 7`8"
Storage	Basement	9`8" x 8`3"	Furnace/Utility Room	Basement	21`0" x 16`7"

Bedroom - Primary
Bedroom
Covered Porch
3pc Bathroom
5pc Ensuite bath

Main
Basement
Basement
Basement
Main

17`10" x 14`6"
13`4" x 10`11"
16`0" x 15`0"
10`10" x 5`0"
16`1" x 14`5"

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Basement
Basement
Main
Basement

14`0" x 10`11"
19`2" x 10`1"
6`0" x 5`5"
14`3" x 6`5"

Legal/Tax/Financial

Condo Fee:
\$1,600

Title:
Fee Simple
 Fee Freq:
Annually

Zoning:
DC (pre 1P2007)

Legal Desc: **0510509**

Remarks

Pub Rmks: **RARE WALKOUT BUNGALOW SET AMIDST THE ULTIMATE PRIVATE SETTING | \$175,000 LANDSCAPING PACKAGE COMPLETE WITH A TRANQUIL STREAM RUNNING THROUGH THE YARD | HIGH END UPGRADES FROM TOP TO BOTTOM | OUTDOOR FIREPLACE AND LANDSCAPING THAT DREAMS ARE MADE OF | OVERSIZED 3 CAR GARAGE | OVER 4,800 Sq. Ft. OF LIVING SPACE | Welcome to this unparalleled architectural masterpiece in the tranquil enclave of Wentworth. This exquisite bungalow seamlessly blends modern design with sophisticated comfort, offering spectacular views and countless upscale features. As you step inside, you're greeted by an expansive open layout adorned with soaring ceilings. The elegant great room flows effortlessly into a chef-caliber kitchen and dining area, complete with a custom fireplace and doors that open to a stunning outdoor patio featuring a stone-surround fireplace and a warranty-backed deck. The custom chef's kitchen is a culinary dream, outfitted with premium stainless steel appliances, a built-in refrigerator, a gas stove, and exquisite cabinetry. Enjoy al fresco dining on the spacious west-facing patio, or retreat to the large backyard, where you can take in breathtaking vistas of Patterson's protected environmental green space. This thoughtfully designed bungalow includes a generous built-in mudroom, a stylish powder room, and a private office. The tranquil master suite features a boutique-worthy walk-in closet, while the decadent en suite boasts a grand glass shower with a rain head, a serene stone soaker tub with custom built-ins, and dual sinks. The lower level walkout offers an oasis of relaxation and entertainment, reminiscent of a five-star resort. With heated floors, this space includes a recreation room, a restaurant-quality bar, a cold cellar, 3 generously sized bedrooms, and a Jack & Jill four-piece bath. The attached garage provides ample parking and storage solutions. While this home offers the utmost privacy, it's conveniently located just a short drive from shops, restaurants, schools, and the scenic Bow River, with easy access to Downtown and the majestic Rocky Mountains. This is a home that must be seen to be fully appreciated!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX House of Real Estate**

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













