



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 WENTWORTH Close, Calgary T3H 4V9**

MLS®#: **A2165795**

Area: **West Springs**

Listing Date: **09/18/24**

List Price: **\$938,800**

Status: **Active**

County: **Calgary**

Change: **+\$800, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**

Finished Floor Area  
Abv Sqft: **2,058**  
Low Sqft:  
Ttl Sqft: **2,058**

Lot Information

Lot Sz Ar: **5,166 sqft**  
Lot Shape:

DOM

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

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

Construction: **Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,No Smoking Home,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`2" x 13`5"	Kitchen	Main	10`0" x 10`0"
Dining Room	Main	12`11" x 9`11"	Breakfast Nook	Main	11`8" x 7`10"
Laundry	Main	6`1" x 5`1"	2pc Bathroom	Main	
Bonus Room	Upper	15`10" x 13`11"	Bedroom - Primary	Upper	17`4" x 13`5"
Bedroom	Upper	10`9" x 9`11"	Bedroom	Upper	12`2" x 11`4"
4pc Bathroom	Upper		Game Room	Lower	18`4" x 17`1"
Bedroom	Lower	12`5" x 7`10"	Storage	Lower	6`0" x 5`0"

4pc Bathroom  
4pc Ensuite bath

Lower  
Upper

Furnace/Utility Room

Lower

23`0" x 7`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-1

0013156

Remarks

Pub Rmks:

**OPEN HOUSE - Sunday, Sept 22 (12-2pm) EASY TO LOVE!!! This two storey, 3+1 beds, 3.5 bath (and a Bonus Room) measures 2770 sq ft over three levels and has been fully renovated throughout. A new sun bathed kitchen, a new primary en suite bath, a new second bath up and a newly developed basement... WONDERFUL! On the main you will love the wide plank luxury vinyl which run throughout, designer lighting package, the open Great Room in back, an open concept kitchen for entertaining, white quartz countertops, a center island breakfast bar, s/s appliances incl a gas stove. The breakfast nook leads directly to your private tiered deck and yard - NICE. The main level also features a proper dining room for those seasonal meals. Upstairs, the primary is generous in size with a walk-in closet and new primary bath, white quartz countertops carry through here as well. The two additional beds up share a new bath and there is a fantastic Bonus Room up as well. The lower level has been recently developed, offering a rec room for the kids to romp, a 4th bedroom and full bath. This home is finished in an EASY TO LOVE soft palette, and will reflect an easy transition for its new owners. All of this on a quiet crescent in Wentworth, in the walk zone for three schools, and all that West 85th has to offer.... a FANTASTIC FAMILY HOME!**

Inclusions:

Property Listed By:

**Storage shed, 2nd Refrigerator, Elliptical trainer, Entertainment centre in Bonus Room  
RE/MAX First**

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









