



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**119 WENTWORTH Hill, Calgary T3H 0N1**

MLS®#: **A2171569**

Area: **West Springs**

Listing Date: **10/17/24**

List Price: **\$1,195,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **4,628 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,905**  
Low Sqft:  
Ttl Sqft: **2,905**

DOM

**5**

Layout

Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Few Trees,Lawn,No Neighbours Behind,Landscaped,Level,Street Lighting,Rectangular Lot**

Park Feat:

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Gas Water Heater,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Stone Counters,Storage,Sump Pump(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Office	Main	10`11" x 9`7"
Dining Room	Main	13`10" x 11`1"
Breakfast Nook	Main	13`0" x 8`11"
2pc Bathroom	Main	5`11" x 5`0"
5pc Ensuite bath	Upper	10`10" x 10`1"
Bedroom	Upper	12`0" x 12`0"

Room	Level	Dimensions
Living Room	Main	17`11" x 17`2"
Kitchen	Main	15`8" x 13`0"
Laundry	Main	11`3" x 10`10"
Bedroom - Primary	Upper	15`11" x 15`1"
Walk-In Closet	Upper	10`10" x 7`2"
Family Room	Upper	18`7" x 12`9"

<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 12`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`2" x 6`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 10`9"</b>			
Legal/Tax/Financial					

Title:	Zoning:
<b>Fee Simple</b>	<b>R-G</b>
Legal Desc:	<b>0815740</b>
Remarks	

Pub Rmks: **Experience luxury living in this stunning home at 119 Wentworth Hill, nestled in the prestigious Wentworth Estates. Offering over 2,900 sqft of above-grade living space, this property features 4 bedrooms, a massive bonus room, and an ideal work-from-home setup. Step through the updated front door into a welcoming foyer, leading to a private office complete with built-ins and a picturesque window overlooking the front yard. The main floor is designed for both elegance and functionality, featuring a formal dining area and a spacious living room with soaring two-story ceilings, expansive windows, built-ins, and a cozy fireplace. The chef's kitchen is a highlight, boasting a large island, ample storage, and a walk-in pantry, while the less formal dining area provides easy access to the back deck and private west-facing yard—your own secluded retreat with no neighbors behind. Upstairs, the generous bonus room with built-ins serves as a perfect entertainment space, accompanied by four bedrooms. The spacious primary suite at the back of the home offers west-facing views, a luxurious 5-piece ensuite with dual sinks, a jetted soaker tub, a walk-in shower, and a walk-in closet. The three additional bedrooms share a well-appointed 4-piece bathroom. The unfinished basement is a blank canvas, ready for your custom touches, and is roughed in for in-floor heating and a bathroom. Additional upgrades include a 200-amp panel, two furnaces, a 60-gallon hot water tank, integrated speaker system, and garage water lines. Ideally located, this home is close to walking paths, shopping at 85 Street, top-rated schools, and offers convenient access to Bow Trail and Stoney Trail for easy commuting. Make this exquisite property your new home in Wentworth Estates.**

Inclusions: **Alarm System, Shed in yard**  
 Property Listed By: **2% Realty**

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











