



THE
A-TEAM

**RE/MAX
FIRST**

40 WENTWORTH Close, Calgary T3H 4Y9

MLS®#: **A2171916** Area: **West Springs** Listing Date: **10/15/24** List Price: **\$799,900**
 Status: **Active** 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: **5,220 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,935**
 Low Sqft:
 Ttl Sqft: **1,935**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Front Yard,Lawn,Underground Sprinklers,Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard,Rain Gutters**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 5`4"
Dining Room	Main	10`4" x 11`0"
Laundry	Main	6`0" x 5`4"
4pc Bathroom	Upper	8`4" x 4`11"
Bedroom	Upper	10`9" x 14`0"
Bonus Room	Upper	16`11" x 14`11"
Walk-In Closet	Upper	12`8" x 4`7"

Room	Level	Dimensions
Breakfast Nook	Main	14`0" x 6`7"
Kitchen	Main	13`11" x 11`1"
Living Room	Main	13`1" x 13`6"
4pc Ensuite bath	Upper	4`11" x 13`11"
Bedroom	Upper	12`8" x 9`11"
Bedroom - Primary	Upper	15`1" x 16`9"
4pc Bathroom	Basement	8`11" x 5`4"

Bedroom
Furnace/Utility Room

Basement
Basement

9`11" x 14`10"
8`2" x 12`2"

Family Room

Basement

15`7" x 13`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0013156

Remarks

Pub Rmks:

Welcome to 40 Wentworth Close SW. This immaculate and beautifully maintained home is in the desirable safe community of West Springs. This house is located on a quiet street that is conveniently close to restaurants, shopping centers along with quick access to downtown and Stoney trail ring road. The main floor features an open concept layout, charming kitchen with stainless steel appliances, granite counter tops and a large island and Heated floors. Step outside to your spacious private backyard oasis featuring a large 18'X12' Deck perfect for hosting summer BBQ's and a beautiful lawn for kids or pets to play, backyard also has a pad and electrical ran for a hot tub. This lovely home also comes with a spacious attached garage, offering both convenience and security. Upstairs features a large versatile bonus room, with ample natural lighting that would be perfect for a home office, playroom, or cozy media room. Upstairs you will also find a master bedroom with an attached 4 piece ensuite, another shared 4 piece bathroom and two additional bedrooms. The basement features another bedroom, a family room and a bathroom with a beautiful double glass shower and headed floors. New roof and new furnace 2023 and hot water tank in 2021 Don't miss out on this incredible opportunity! Schedule a viewing today and make this house your home.

Inclusions:
Property Listed By:

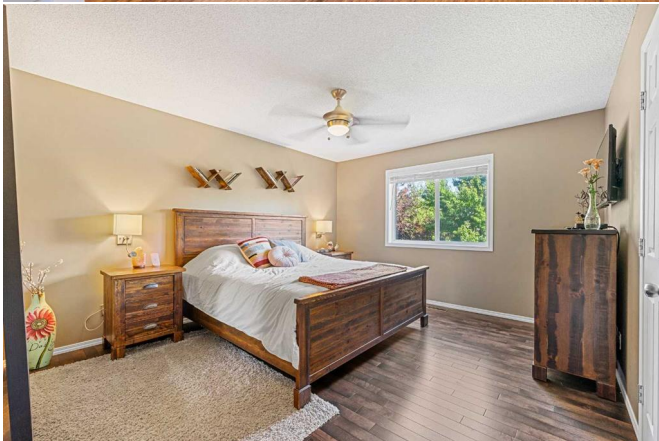
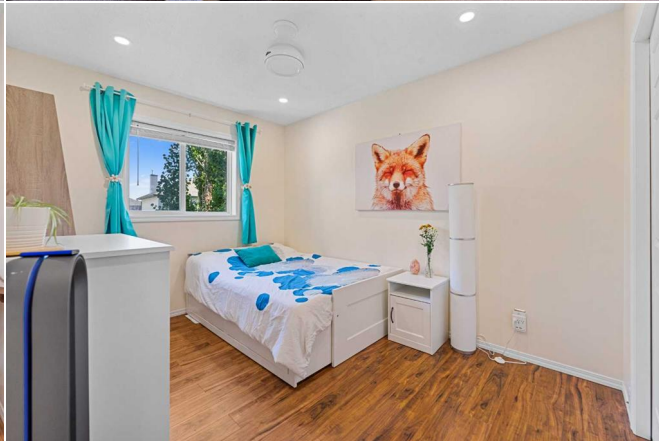
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eXp Realty

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

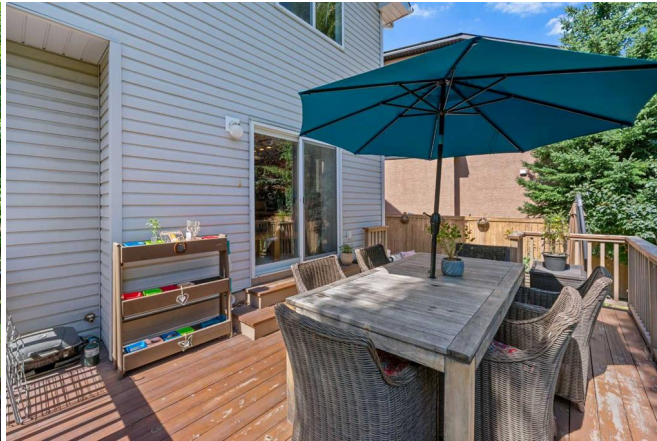












40 Wentworth Close SW, Calgary, AB

1st Floor Exterior Area 228.11 sq ft
Excluded Area 297.57 sq ft



PREPARED: 2024/05/20

White regions are excluded from total floor area in CUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

40 Wentworth Close SW, Calgary, AB

2nd Floor Exterior Area 1006.75 sq ft



PREPARED: 2024/05/20

White regions are excluded from total floor area in CUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

40 Wentworth Close SW, Calgary, AB

Basement (Below Grade) Exterior Area 718.44 sq ft
Excluded Area 48.04 sq ft



PREPARED: 2004/06/20



While regions are excluded from total floor area in CLS/DE, floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.