

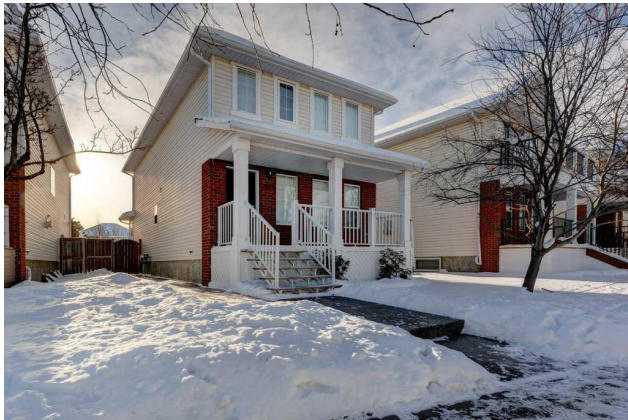


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7975 WENTWORTH Drive, Calgary T3H 4P3**

MLS®#: **A2182000**      Area: **West Springs**      Listing Date: **12/03/24**      List Price: **\$729,900**  
 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: **3,745 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,516**  
 Low Sqft:  
 Ttl Sqft: **1,516**

DOM

**18**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane, Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick, Vinyl Siding**  
 Heating: **Central**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Second</b>	
<b>4pc Ensuite bath</b>	<b>Basement</b>		<b>4pc Ensuite bath</b>	<b>Second</b>	
<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 20`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 16`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 14`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`3" x 14`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 12`10"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`9" x 15`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`6" x 10`10"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0010004**

Zoning:  
**R-G**

Remarks

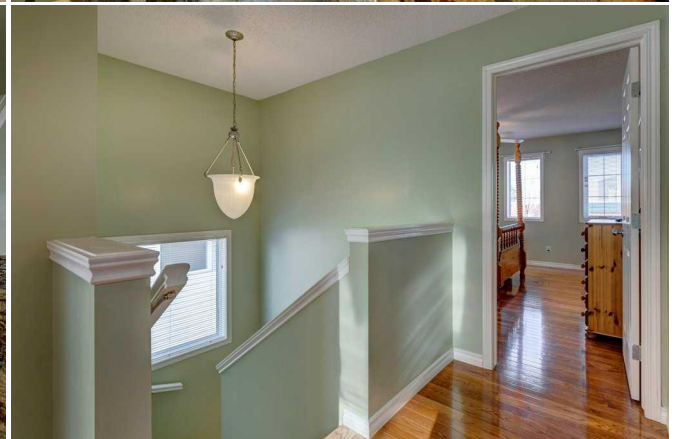
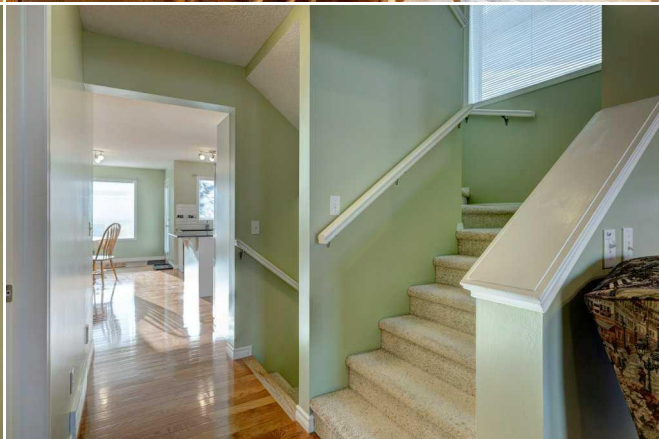
Pub Rmks: **Welcome to this beautiful family home nestled in the heart of West Springs, one of Calgary's most desirable neighborhoods. Perfectly positioned across the street from the renowned Joan of Arc School and within walking distance of shopping, walking paths, and public transit, this home offers an unbeatable combination of convenience and charm. Step inside to discover a thoughtfully designed main floor that features a cozy living room with a corner gas fireplace, perfect for unwinding with family and friends. The bright and sunny kitchen comes complete with a central island, granite countertops, a walk-in pantry, and a dining nook, overlooking the expansive southwest-facing backyard. This level is designed for both comfort and practicality, making it ideal for family life. Upstairs, you'll find a spacious master suite boasting two closets - a walk-in with a window & a second wall closet - along with a luxurious 4-piece ensuite. Two additional bedrooms, another full bathroom complete this level, offering plenty of space for your family. The partially finished basement includes a fourth bedroom, a completed 4-piece bath, two large windows and a great layout for future development. Recent upgrades include Red Oak Hardwood flooring throughout, Granite counters in the kitchen and bathrooms, Central Air Conditioning for year-round comfort. Outdoors, enjoy a stamped concrete patio and sidewalks, a private front porch with new metal railing, and a double detached garage. The roof shingles were also replaced in 2017, ensuring peace of mind for years to come. Don't miss this rare opportunity to own a gorgeous home. With its prime location, smart layout, and stunning features, this property is a must-see. Book your private showing today and make this dream home your reality!**

Inclusions: **Freezer in basement**  
Property Listed By: **URBAN-REALTY.ca**

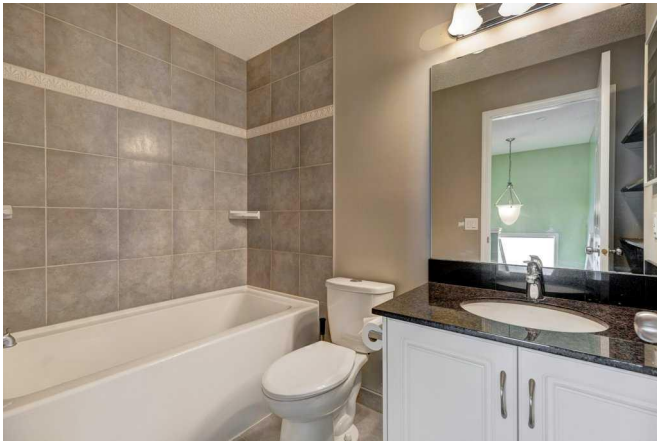
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



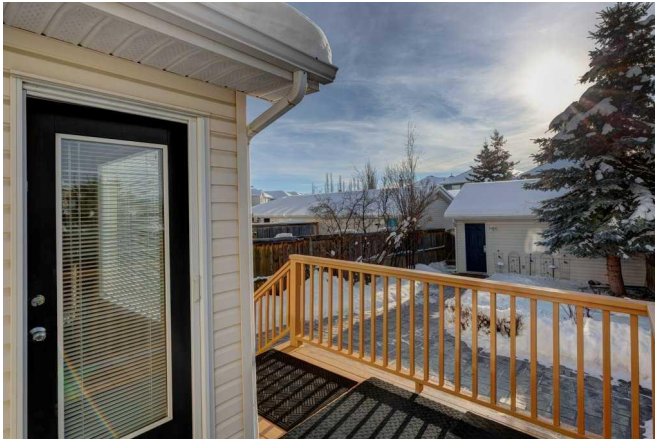
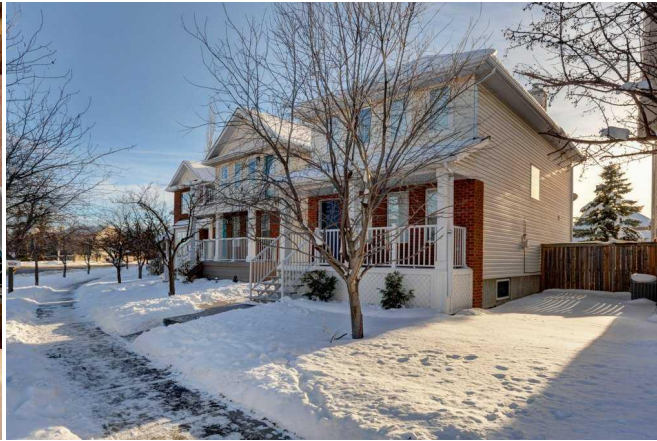












**7975 Wentworth Dr SW, Calgary, AB**

Main Floor Exterior Area 746.88 sq ft  
Interior Area 720.24 sq ft



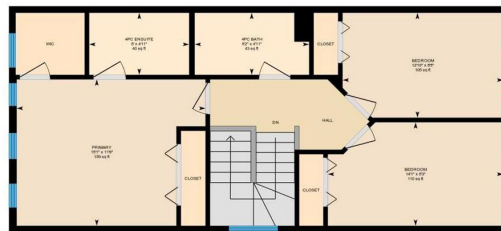
PREPARED: 2024/12/03



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

**7975 Wentworth Dr SW, Calgary, AB**

2nd Floor Exterior Area 727.87 sq ft  
Interior Area 665.87 sq ft



PREPARED: 2024/12/03



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**7975 Wentworth Dr SW, Calgary, AB**

Basement (Below Grade) Exterior Area 720.93 sq ft  
Interior Area 653.05 sq ft



PREPARED: 2024/12/03



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