



THE
A-TEAM

**RE/MAX
FIRST**

39 WENTWORTH Close, Calgary T3H 4V9

MLS®#: **A2185937**

Area: **West Springs**

Listing Date: **01/07/25**

List Price: **\$899,900**

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:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,814**
Low Sqft:
Ttl Sqft: **1,814**

DOM

2

Layout

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

Parking

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

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Den	Main	9`8" x 12`2"
Pantry	Main	3`8" x 3`7"
Dining Room	Main	9`11" x 12`4"
3pc Bathroom	Upper	4`11" x 7`9"
Walk-In Closet	Upper	4`5" x 8`0"
Bedroom	Upper	8`11" x 12`3"
Bedroom	Basement	8`9" x 9`11"

Room	Level	Dimensions
Kitchen	Main	16`5" x 14`8"
2pc Bathroom	Main	4`10" x 5`0"
Living Room	Main	15`0" x 13`1"
Bedroom - Primary	Upper	10`10" x 17`4"
5pc Ensuite bath	Upper	6`9" x 15`5"
Bedroom	Upper	11`2" x 10`11"
Family Room	Basement	14`8" x 12`5"

Flex Space
3pc Bathroom

Basement
Basement

15`8" x 22`0"
5`8" x 9`11"

Laundry

Basement

7`3" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0013156

Remarks

Pub Rmks: **High Ceiling 17' vaulted ceilings and big bright west windows allow natural light into open, connected living areas. Hardwood flooring, fireplace, main floor den, central A/C, refreshed basement, 4 bedrooms, 3.5 baths, large foyer, and mud room entrance from. Granite kitchen with lots of counter prep and storage area overlooking roomy living/dining areas. Two spacious secondary bedrooms and a vaulted 17'4" x 10'10" primary bedroom with generous 15' x 9' - 5 piece en suite. Bright functional basement with 4th bedroom, 3-piece bath(heated floors), family room, games area and laundry room with sink. The sunny, treed west yard looks down the fence line between other homes adding privacy and blue-sky vistas. A short stroll to schools, playgrounds, shops, restaurants, and parks. Recent updates:2019 roof - class 4 shingles, refrigerator; 2020 garage door and opener; 2021 attic insulation, basement completely redone, gas stove; 2023 new flooring (2nd floor and office), many new paints, noiseless exhaust fans, electric blinds, light fixtures, sensor stair lights, storage sheds; 2024 screen doors, 12'x16' wood deck, metal pergola with covering and blinds.**

Inclusions:
Property Listed By:

n/a
Grand Realty

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











