



THE
A-TEAM

**RE/MAX
FIRST**

79 WENTWORTH Hill, Calgary T3H 0G9

MLS®#: **A2191359** Area: **West Springs** Listing Date: **01/31/25** List Price: **\$1,299,900**
 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: **5,274 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **3,297**
 Low Sqft:
 Ttl Sqft: **3,297**

DOM

2
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Dog Run Fenced In,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Dog Run** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**
 Int Feat: **Bookcases,High Ceilings,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 15`11"	Living/Dining Room Combination	Main	11`10" x 8`8"
Kitchen	Main	14`10" x 14`9"	Dining Room	Main	14`1" x 12`11"
2pc Bathroom	Main	5`11" x 5`0"	Bedroom	Main	12`1" x 8`11"
Bedroom - Primary	Second	13`2" x 15`2"	5pc Ensuite bath	Second	15`4" x 9`5"
Walk-In Closet	Second	9`2" x 6`2"	Bedroom	Second	12`11" x 12`10"
Bedroom	Second	12`11" x 11`11"	5pc Bathroom	Second	11`11" x 5`11"
Laundry	Second	8`9" x 5`9"	Bonus Room	Second	22`8" x 16`11"

**Family Room
Bedroom**

**Basement
Basement**

**15`6" x 14`3"
12`10" x 11`11"**

**Game Room
3pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

**23`3" x 11`11"
8`7" x 5`6"**

Title:
Fee Simple
Legal Desc:

0712766

Zoning:
R-G

Remarks

Pub Rmks: **This executive custom home in the highly desirable Wentworth community offers the perfect blend of elegant living and family comfort. You'll be impressed by the open floor plan with spacious rooms and beautiful hardwood floors. The luxurious kitchen is a chef's dream with a large island, granite countertops, stainless steel appliances and butlers pantry. The living room has soaring 19 feet ceilings and custom built-ins with large windows showcase peaceful greenway views. Multiple fireplaces provide warmth and ambiance, enhancing the inviting atmosphere of the various living areas, including a main floor den which could be used as a bedroom, a lower level family room with a theatre-like setup, and a beautifully landscaped backyard complete with a grand deck and a pool! - ideal for al fresco dining and entertaining. The master suite is a true sanctuary, featuring a luxurious bedroom and ensuite separated by a striking two-way fireplace, creating a spa-like retreat. Two additional bedrooms, a full bathroom, and a conveniently located laundry area are situated on the upper level, along with a bonus room for added flexibility. The attached double garage and thoughtfully designed mudroom provide a seamless transition from the outdoors in. Check out the virtual tour or book your private showing today!**

Inclusions:
Property Listed By: **swimming pool
2% Realty**

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











