



THE
A-TEAM

**RE/MAX
FIRST**

8549 WENTWORTH Drive, Calgary T3H 5K1

MLS®#: **A2197409**

Area: **West Springs**

Listing Date: **02/27/25**

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: **2005**

Lot Information

Lot Sz Ar: **4,144 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,237**

Low Sqft:

Ttl Sqft: **2,237**

DOM

0

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Lawn,No Neighbours Behind,Private,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **0214183**

Zoning: **R-G**

Remarks

Pub Rmks: **They say the key to real estate is location, location, location—and this home has it all, plus the perfect blend of beauty and practicality. As you step into the open**

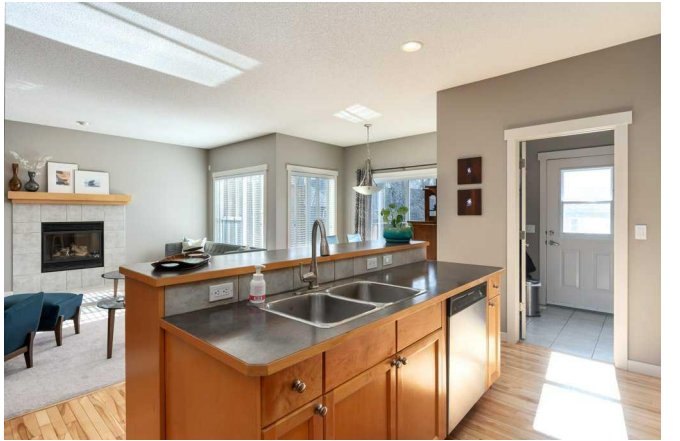
floor plan, the first thing you'll notice is the natural light streaming in through the south-facing windows, which connect the home to the sunlit backyard. This light leads you through the meticulously maintained main floor, where you'll find a dedicated office, a spacious main floor bath, and a separate dining room designed for your entertaining needs. At the heart of the home, the back portion of the house features the kitchen, breakfast nook, and living areas, all bathed in sunshine. Step out from the eating area through sliding patio doors and into your private oasis. In our warmer months, the two-tiered deck offers a great opportunity to extend your living space outdoors and take full advantage. Upstairs, you'll find a bonus room and three generously sized bedrooms, including a large primary retreat. With a spacious walk-in closet and a private water closet, this room marries form and function seamlessly. The thoughtfully developed basement includes an additional bedroom and full bathroom, a large recreational area, and yet another private office, offering plenty of options to suit your needs. Located within walking distance of two K-9 schools, treed walking paths, and a variety of shops, cafes, and restaurants, this home is ideally situated for any lifestyle. Whether you're commuting downtown, accessing the ring road, or heading for a mountain getaway, 8549 Wentworth Drive offers easy convenience within the vibrant West Springs community. This could very well be the home you've been waiting for - book your viewing today.

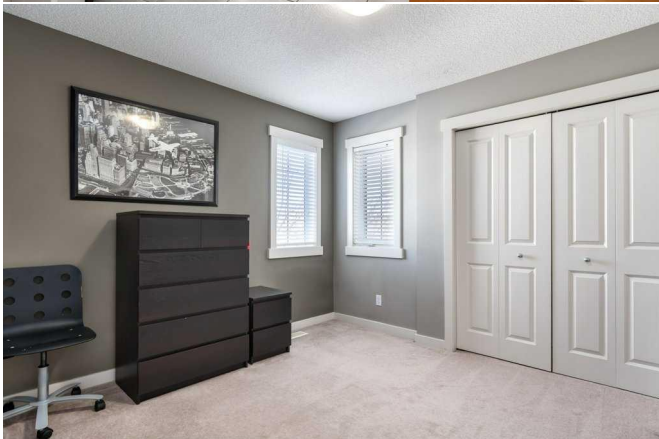
Inclusions:
Property Listed By:

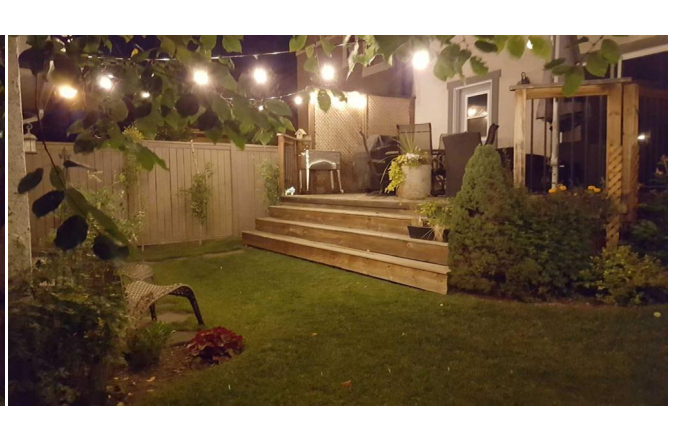
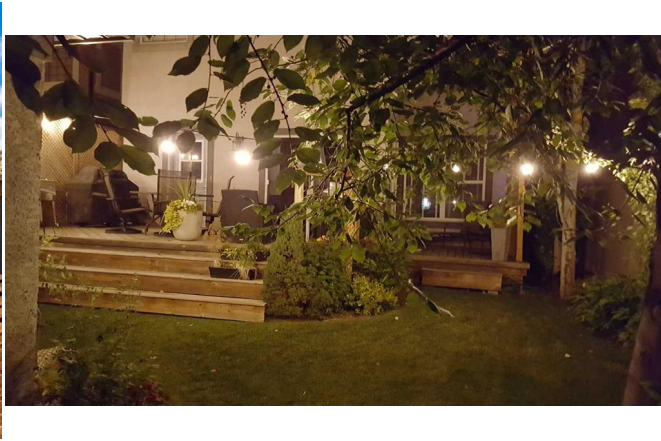
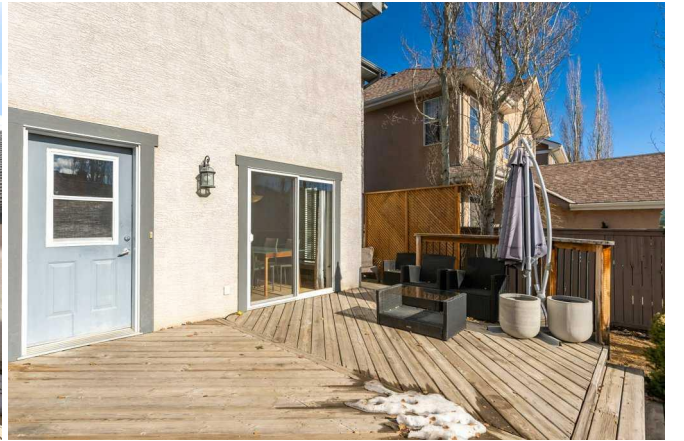
Storage unit in bonus room
The Real Estate District

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









8549 Wentworth Dr SW, Calgary, AB

Main Floor Exterior Area 1107.16 sq ft



PREPARED: 2025/02/26

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

8549 Wentworth Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 1035.53 sq ft



PREPARED: 2025/02/26

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

8549 Wentworth Dr SW, Calgary, AB

2nd Floor Exterior Area 1136.18 sq ft



PREPARED: 2025/02/26

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