



THE
A-TEAM

**RE/MAX
FIRST**

63 WENTWORTH Crescent, Calgary T2X 4P3

MLS®#: **A2197596** Area: **West Springs** Listing Date: **02/27/25** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **4,639 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot,Front Yard,Irregular Lot,Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,350**
 Low Sqft:
 Ttl Sqft: **2,350**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Slate**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **0411344**

Remarks

Pub Rmks: **Beautiful two storey home located in the heart of Wentworth. Situated on a corner lot with plenty of parking on a quiet street surrounded by semi-estate homes.**

This home features over 3,400sqft of living area, a main floor with stylish slate flooring throughout, 9ft ceilings, open to below entry, an open concept floorplan with a large dining room, huge sunken living room and updated kitchen with stainless steel appliances, full height contemporary white cabinets, island with raised eating bar and walk-through pantry. Main floor laundry room, 2pc bathroom and a large walk-in mudroom closet with plenty of room for all the family's jacket and shoes. The upper level features a large primary bedroom with walk-in closet and 5pc ensuite including his and her raised vessel sinks, separate shower and jetted soaker tub. Two other good sized bedrooms, full 4pc bathroom and a huge bonus room with an additional flex area. The basement is fully finished with just under 9ft ceilings, a large recreation room, a raised family area, 3pc bathroom and plenty of storage. Large backyard with a stone patio and lots of rooms for the kids to play. Other features include a double attached garage with exposed aggregate driveway, loaded with large windows throughout bringing in great natural light, upgraded lighting fixtures and fresh paint touch-ups throughout. Located within a few blocks from two schools, minutes from shopping and restaurants and easy access to major transportation routes. This is a must-see home. Make your private showing today.

Inclusions:
Property Listed By:

RE/MAX First

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











