

## 80 WENTWORTH Crescent, Calgary T3H 5V2

A2198395 **West Springs** Listing 03/05/25 List Price: **\$1,061,000** MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: City/Town:

2004 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

4,618 sqft

2,380

2,380

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

5 <u>Layout</u>

<u>DOM</u>

4 (3 1 ) Beds: 3.5 (3 1) Baths:

Style:

2 Storey

<u>Parking</u>

Ttl Park: 4 Garage Sz: 2

Access:

Lot Feat: Landscaped, Private, Rectangular Lot

Park Feat: **Double Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Heating: Brick, Concrete, Stone, Stucco

Sewer:

Ext Feat: Playground, Private Yard Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

Flooring:

**Poured Concrete** 

Kitchen Appl: Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Int Feat: Bar, Ceiling Fan(s), Chandelier, French Door, Kitchen Island, No Smoking Home, Steam Room

**Utilities:** 

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	20`5" x 12`8"	Bedroom	Second	12`1" x 9`11"
Bedroom	Second	11`11" x 9`11"	Bedroom	Basement	11`7" x 11`1"
Living Room	Main	14`3" x 13`1"	Kitchen	Main	14`6" x 8`11"
Dining Room	Main	11`11" x 9`11"	Breakfast Nook	Main	9`11" x 8`0"
Game Room	Basement	29`9" x 15`7"	Bonus Room	Second	16`7" x 15`1"
Den	Basement	8`9" x 8`0"	Laundry	Main	12`5" x 5`11"
Furnace/Utility Room	Basement	8`0" x 6`8"	2pc Bathroom	Main	6`0" x 5`5"

3pc BathroomBasement9`2" x 7`6"4pc BathroomSecond9`9" x 8`2"5pc Ensuite bathSecond11`5" x 9`11"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **0411344** 

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY/SUNDAY Mar 15/16 1-3 PM...Welcome to West Springs, a vibrant yet quiet community in SW accessible to pertinent amenities, roadways and schools. This immaculate detached 4 bedrooms plus bonus room with over 3300 SF of applied living space on 3 levels was built in 2004 and comes with front attached double garage with tons of storage space. Main level carries the phenomenal features including large living room with pot lights, a gas fireplace with masonry work, beautiful kitchen with granite countertops, SS appliances and hardwood cabinetry. A breakfast nook adds additional elegance with lots of natural light. Kitchen patio door leads to deck and a mature, quiet backyard. Second floor has 3 bedrooms including a fairly large master with 5-pc ensuite, and another 4-pc bath. A large bonus room (250 SF) provides a luxury to enjoy with your family. Basement has another bedroom with a 3-pc ensuite, a wet bar and an office. RECENT UPGRADES INCLUDE NEW LED POT LIGHTS, 3 NEW TOILETS, SINKS, WATER FAUCETS, NEW CULLIGAN WATER FILTER SYSTEM, NEW LIGHTS THROUGHOUT THE HOUSE, NEW CHANDELIER, NEW HOOD AND FRIDGE, NEW DISHWASHER (BOSCH), NEW HOT WATER TANK AND FINALLY UPPER FLOOR WASHROOM FULLY RENOVATED AT A COST \$15K (Some work pending and will be completed by early April). This is a great property with great value. The Median DOM (Days on Market) for similar homes in West Springs is 6 Days over the last 30 Days. That shows the demand for this area. Book your appointment today!

Inclusions: N/A

Property Listed By: D2S Real Estate Ltd

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

































































