



3pc Bathroom  
5pc Ensuite bath

Basement  
Second

9`2" x 7`6"  
11`5" x 9`11"

4pc Bathroom

Second

9`9" x 8`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

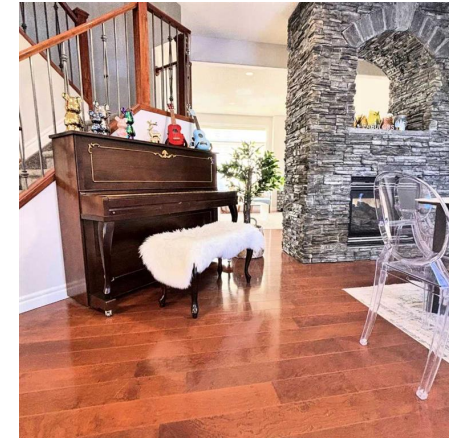
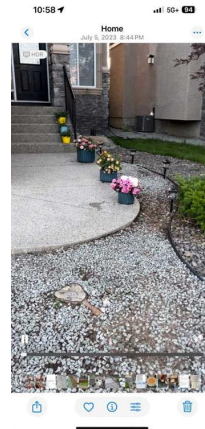
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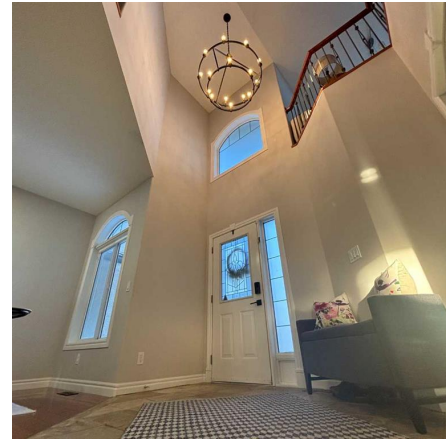
Remarks

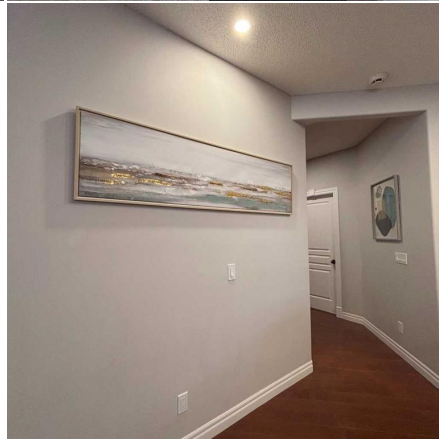
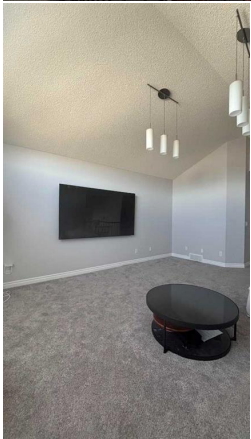
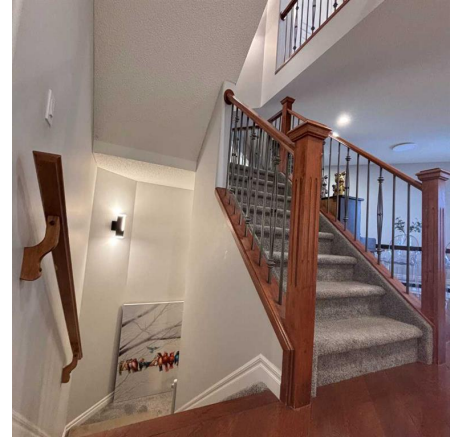
Pub Rmks: **OPEN HOUSE SATURDAY/SUNDAY Mar 15/16 1-3 PM...Welcome to West Springs, a vibrant yet quiet community in SW accessible to pertinent amenities, roadways and schools. This immaculate detached 4 bedrooms plus bonus room with over 3300 SF of applied living space on 3 levels was built in 2004 and 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:  
Property Listed By: **N/A  
D2S Real Estate Ltd**

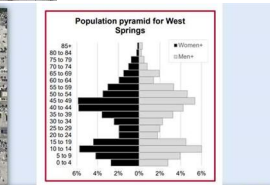
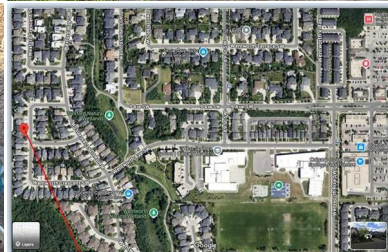
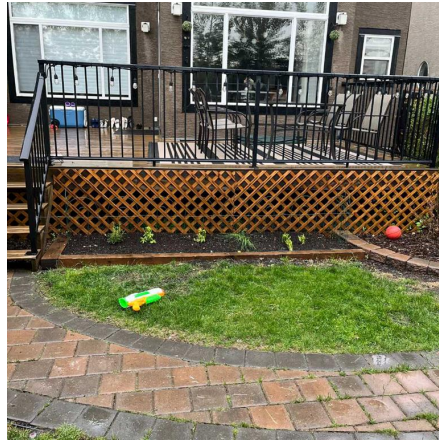
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











80 Wentworth Cres SW

