



THE
A-TEAM

**RE/MAX
FIRST**

51 WENTWORTH Hill, Calgary T3H 4E2

MLS® #: **A2199248** Area: **West Springs** Listing Date: **03/06/25** List Price: **\$1,699,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **7,890 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,671**
 Low Sqft:
 Ttl Sqft: **3,671**

DOM
3
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **7**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Corner Lot,Landscaped,Lawn**
 Park Feat: **Concrete Driveway,Front Drive,Garage Faces Side,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Stone,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Freezer,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave Hood Fan,Washer,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**
 Legal Desc: **0712766**
 Zoning: **R-G**

Remarks

Pub Rmks:

MARCH 8/9 OPEN HOUSE CANCELLEDWelcome home to West Springs! This beautiful estate home offers an exceptional combination of luxury and space. Set on a large corner lot, it's perfect for those who value both comfort and room to grow. With over 5,000 sq. ft. of total living space, including 3,600 sq. ft. above grade and a fully finished basement, this home is ideal for a growing family or those who love to entertain. The home features six spacious bedrooms, with four on the upper level and two in the basement. The upper floor includes two primary suites: one with a spa-like ensuite featuring a soaker tub, and the other with a full ensuite for added convenience. A large bonus room offers a great space for a playroom or lounge area. This level also includes a well-sized laundry room. The heart of the home is the gourmet, open-concept kitchen, designed for both style and functionality. A super-sized refrigerator ensures plenty of storage, while high-end stainless steel appliances make cooking a pleasure. The custom solid wood range hood adds a sophisticated touch, complementing the granite countertops and coral stone tile flooring. Whether hosting family gatherings or preparing everyday meals, this kitchen is a true showpiece. The main level also includes a designated home office and a large mudroom leading into the triple-car garage, offering ample parking and storage space. The south-facing backyard is perfect for outdoor enjoyment. The fully finished basement features a large living room and a dedicated gym space with luxury vinyl plank flooring. There's plenty of storage and an additional bathroom for added convenience. Beyond its functional design, the location is very convenient. This home is within the boundaries of top-rated schools, including Ernest Manning High, West Springs, and West Ridge, making it ideal for families. Just minutes from Stoney Trail, it offers quick access to downtown Calgary, shopping centers, restaurants, and parks. Don't miss your chance to own this exceptional home in one of Calgary's most sought-after southwest communities!**

Inclusions:

Property Listed By:

Real Broker

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













