



## 40 Wentworth Close Calgary Alberta

\$799,900

Welcome to 40 Wentworth Close SW. This immaculate and beautifully maintained home is in the desirable safe community of West Springs. This house is located on a quiet street that is conveniently close to restaurants, shopping centers along with quick access to downtown and Stoney trail ring road. The main floor features an open concept layout, charming kitchen with stainless steel appliances, granite counter tops and a large island and Heated floors. Step outside to your spacious private backyard oasis featuring a large 18'X12' Deck perfect for hosting summer BBQ's and a beautiful lawn for kids or pets to play, backyard also has a pad and electrical ran for a hot tub. This lovely home also comes with a spacious attached garage, offering both convenience and security. Upstairs features a large versatile bonus room, with ample natural lighting that would be perfect for a home office, playroom, or cozy media room. Upstairs you will also find a master bedroom with an attached 4 piece ensuite, another shared 4 piece bathroom and two additional bedrooms. The basement features another bedroom, a family room and a bathroom with a beautiful double glass shower and headed floors. New roof and new furnace 2023 and hot water tank in 2021 Don't miss out on this incredible opportunity! Schedule a viewing today and make this house your home. (id:6769)

4pc Bathroom 8.92 Ft x 5.33 Ft  
 Bedroom 9.92 Ft x 14.83 Ft  
 Family room 15.58 Ft x 13.33 Ft  
 Furnace 8.17 Ft x 12.17 Ft  
 2pc Bathroom 4.58 Ft x 5.33 Ft  
 Breakfast 14.00 Ft x 6.58 Ft  
 Dining room 10.33 Ft x 11.00 Ft  
 Kitchen 13.92 Ft x 11.08 Ft  
 Laundry room 6.00 Ft x 5.33 Ft

Living room 13.08 Ft x 13.50 Ft  
 4pc Bathroom 8.33 Ft x 4.92 Ft  
 4pc Bathroom 4.92 Ft x 13.92 Ft  
 Bedroom 10.75 Ft x 14.00 Ft  
 Bedroom 12.67 Ft x 9.92 Ft  
 Bonus Room 16.92 Ft x 14.92 Ft  
 Primary Bedroom 15.08 Ft x 16.75 Ft  
 Other 12.67 Ft x 4.58 Ft

Listing Presented By:



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 eXp Realty

<https://www.calgaryhousefinder.ca/>



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