



## 8000 Wentworth Drive Calgary Alberta

\$517,000

Welcome to 406 - 8000 Wentworth Drive SW, a bright and immaculate corner unit in the desirable community of West Springs. This sunny, west-facing home has been meticulously maintained with newer luxury vinyl plank flooring, Whirlpool appliances, Hunter Douglas blinds, and the comfort of a Lennox high-efficiency furnace. Thoughtfully laid out main floor offers 1,185 sq. ft. of finished living space that has everything you need on a single level. Your covered ground-level patio--is perfect for the BBQ, and a private place to relax in the sun. Downstairs adds another 1,124 sq. ft. that's already drywalled offering a spacious third bedroom and a full bathroom rough-in. Your choice of flooring is the final touch, expanding your living space into a family rec room, guest suite, or home office. The layout is complete with 2 spacious bedrooms (3rd just needs flooring) , 2 full bathrooms (including a 5-piece ensuite), and a conveniently attached garage. Just steps from your door, you'll find grocery stores, shops, and cafes, while top-rated schools like St. Joan of Arc, West Springs, and West Ridge are only a short walk away. Quick access to Bow Trail and the new Stoney Trail extension makes commuting simple and efficient. Move-in ready with space to grow--book your showing today! (id:6769)

Roughed-In Bathroom 6.50 Ft x 8.25 Ft

Furnace 8.25 Ft x 11.17 Ft

Recreational, Games room 27.67 Ft x 25.25 Ft

Other 11.33 Ft x 12.17 Ft

Bedroom 11.33 Ft x 13.17 Ft

Other 3.92 Ft x 4.58 Ft

Other 4.00 Ft x 5.00 Ft

Dining room 10.08 Ft x 11.42 Ft

Other 7.58 Ft x 13.33 Ft

3pc Bathroom 8.42 Ft x 5.25 Ft

Laundry room 5.42 Ft x 8.75 Ft

Kitchen 9.17 Ft x 9.42 Ft

Living room 20.25 Ft x 13.33 Ft

Bedroom 9.92 Ft x 12.00 Ft

Other 9.83 Ft x 12.50 Ft

Primary Bedroom 11.08 Ft x 14.00 Ft

Other 4.75 Ft x 5.25 Ft

5pc Bathroom 10.08 Ft x 4.92 Ft

Listing Presented By:



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