



## 815 85 Street Calgary Alberta

\$669,900

Welcome to Wentworth Pointe—an upscale townhome project by Trico Homes, ideally situated in the prestigious community of West Springs. This luxurious end-unit townhouse features three bedrooms, a double attached garage, and a modern, open-concept layout that beautifully balances style and functionality. A rare opportunity to own a versatile live/work unit, with the main floor perfectly suited for a home-based business or professional workspace. As you enter, you're welcomed by a versatile entry-level den or office space, accompanied by a convenient 2-piece bathroom—perfect for those working from home, running a small business, or needing a quiet study area. Upstairs, the main living level boasts soaring 9-foot ceilings and an abundance of natural light thanks to its end-unit position. The contemporary kitchen is a chef's dream, complete with stainless steel appliances, a 6-burner gas stove, and a large quartz-topped island that flows seamlessly into the dining area—ideal for entertaining or family meals. The spacious living room offers flexibility for additional work or play space and opens onto a private west-facing balcony—perfect for morning coffees or relaxing summer evenings. A second 2-piece bathroom completes this thoughtfully designed floor. On the upper level, you'll find a generous primary suite featuring a walk-in closet and a luxurious 5-piece ensuite with a soaker tub and a separate tile-and-glass shower. Two additional well-sized bedrooms share a full bathroom, and stacked laundry on this level adds convenience to your daily routine. The unfinished basement provides a blank canvas with plumbing rough-ins for a future bathroom and an egress window—ideal for adding an extra bedroom, gym, or media room. Perfectly positioned, Wentworth Pointe is just steps from trendy shops, cafes, and restaurants, offering a vibrant urban lifestyle in a suburban setting. ...

Office 8.92 Ft x 9.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Kitchen 13.83 Ft x 10.17 Ft

Living room 14.50 Ft x 21.17 Ft

Dining room 8.92 Ft x 11.08 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 12.83 Ft x 12.42 Ft

Bedroom 10.42 Ft x 8.83 Ft

Bedroom 10.25 Ft x 9.50 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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