



## 915 Wentworth Rise Calgary Alberta

\$659,900

Extremely well-maintained 4 bedroom home with NO CONDO FEES, a double detached garage and a sunny west-facing backyard. Ideally located on a quiet street in the tightly knit community of West Springs within walking distance to everything! The living room is bathed in natural light creating a relaxing atmosphere. Entertain with ease in the well laid out kitchen featuring granite countertops and newer stainless steel appliances (some are still under warranty!) including a new fridge (2025 with warranty till January 2027), microwave (2024), induction range (2020) and dishwasher (2023 with warranty till November 2025). A centre island with breakfast bar seating invites everyone to gather around or host larger events in the adjacent dining room. A rear door leads to the backyard encouraging a seamless indoor/outdoor lifestyle. Retreat at the end of the day to the primary bedroom on the upper level complete with a large walk-in closet and private 4-piece ensuite. Both additional bedrooms on this level are spacious and bright, sharing the second 4-piece bathroom. A family room in the finished basement is a great versatile space for movies, games, work, play or hobbies. Conveniently a 4th bedroom and another full bathroom with an updated 60" shower are also on this level further adding to the flexibility of the fantastic additional level. Additional upgrades include newer roof shingles (2022), a newer hot water tank (2022), a water softener and a sump pump. The west-facing backyard entices casual summer barbecues on the expansive deck while kids and pets enjoy the large yard. This outstanding home is in an unsurpassable location within walking distance to schools, numerous parks and both West 85th and West Springs Village with tons of restaurants, boutique shops, quaint cafes and a variety of professional services. Coming soon to the area is Truman's West District Central P...

Family room 18.92 Ft x 12.92 Ft

Furnace 8.17 Ft x 7.67 Ft

Storage 7.58 Ft x 3.67 Ft

Other 6.50 Ft x 4.50 Ft

Bedroom 13.92 Ft x 13.08 Ft

3pc Bathroom 7.83 Ft x 5.00 Ft

Dining room 10.92 Ft x 10.17 Ft

Laundry room 5.17 Ft x 7.83 Ft

2pc Bathroom 7.83 Ft x 4.92 Ft

Other 7.83 Ft x 5.83 Ft

Primary Bedroom 13.67 Ft x 12.83 Ft

Bedroom 14.42 Ft x 10.33 Ft

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Listing Presented By:



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Foyer	8.17 Ft x 7.25 Ft	Bedroom	10.25 Ft x 9.08 Ft
Living room	16.00 Ft x 14.08 Ft	4pc Bathroom	7.75 Ft x 4.92 Ft
Kitchen	11.00 Ft x 10.25 Ft	4pc Bathroom	9.08 Ft x 8.92 Ft