



40 Wentworth Close Calgary Alberta

\$849,000

Located on a quiet close in the highly desirable community of West Springs, this beautifully maintained home offers over 1,900 sq ft of above-grade living space plus a fully finished basement. With a bright open-concept main floor, spacious bonus room, and a private backyard perfect for entertaining, this home combines comfort, functionality, and an unbeatable location. The main floor features a bright open-concept layout designed for both everyday living and entertaining. The spacious living room with large windows and a cozy fireplace flows seamlessly into the dining area and kitchen. The kitchen offers stainless steel appliances, granite countertops, a large center island, and pantry storage, creating a practical and welcoming space for family gatherings. A breakfast area overlooks the backyard and provides access to the outdoor deck. Step outside to enjoy the spacious 18' x 12' deck, perfect for summer BBQs, outdoor dining, or relaxing with family and friends. The backyard offers lawn space ideal for children or pets to play while still providing privacy and room to enjoy outdoor living. Upstairs features a large and versatile bonus room filled with natural light, offering an ideal space for a media room, home office, or playroom. The upper level also includes a generous primary bedroom with a walk-in closet and a 4-piece ensuite, along with two additional bedrooms and another full bathroom, providing a functional layout for families. The fully developed basement adds even more living space with a recreation room, an additional bedroom, and a full bathroom, making it perfect for guests, teenagers, or extended family. Located in one of Calgary's most sought-after southwest communities, West Springs is known for its family-friendly atmosphere, excellent schools, and convenient access to amenities and major routes. (id:6769)

4pc Bathroom 8.25 Ft x 5.00 Ft

4pc Bathroom 4.92 Ft x 14.17 Ft

Bedroom 10.67 Ft x 14.08 Ft

Bedroom 12.75 Ft x 9.92 Ft

Primary Bedroom 15.17 Ft x 16.67 Ft

Bedroom 9.92 Ft x 14.92 Ft

3pc Bathroom 8.92 Ft x 5.33 Ft

Recreational, Games room 15.58 Ft x 13.17 Ft

2pc Bathroom 4.83 Ft x 5.33 Ft

Dining room 10.42 Ft x 11.00 Ft

Kitchen 10.17 Ft x 9.08 Ft

Living room 19.67 Ft x 13.50 Ft

a

Listing Presented By:



Originally Listed by:
TrustPro Realty

<http://www.trustprorealty.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca