



# 8000 Wentworth Drive Calgary Alberta

\$447,500

Welcome to this bright and beautifully laid-out two-bedroom townhome in the heart of West Springs -- a home that simply makes everyday living easy. Pull into your attached garage (you'll especially appreciate it on those cold an snowy Calgary mornings), tuck away your gear with room to spare, and head upstairs to the main living space. The moment you arrive, you'll notice how open and airy it feels. Soaring ceilings, generous windows, and natural light from multiple directions make this end unit feel expansive and welcoming from the start. The kitchen with new stainless steel appliances, is perfectly positioned at the centre of it all -- with an eat-up island for casual breakfasts, extra built-in storage that keeps everything organized, and easy flow into the dining and living areas. The dining space is wonderfully flexible -- entertain, hang out, set up a stylish home office, or create a cozy homework nook. The living room invites you to settle in, with a gas fireplace that makes winter evenings feel warm and relaxed. Step onto the west facing covered balcony - usable year-round, with plenty of room for your gas BBQ and a comfortable seating area. Summer evenings out here watching the sun set, or mornings with your favourite cup of coffee will quickly become a favourite ritual. The primary bedroom is spacious and a comfortable place to end and begin each day. Your ensuite is thoughtfully designed and includes a walk in closet. The second bedroom is equally practical, accented by windows on 2 sides, making it perfect for guests, a home office, or a roommate setup. Down the hall, you'll find additional storage (yes, actual useful storage), a 3-piece bath, and a bright laundry/utility room tucked neatly at the end. And then there's the lifestyle..... Step outside and you're walking distance to some of West Springs' best spots -- dinner at Una Pizza + Wine, Mercato Wes...

Living room 14.00 Ft x 16.33 Ft  
 Family room 13.42 Ft x 14.58 Ft  
 Dining room 13.42 Ft x 7.50 Ft  
 Kitchen 9.33 Ft x 9.83 Ft  
 Primary Bedroom 11.00 Ft x 14.00 Ft

4pc Bathroom 10.92 Ft x 4.92 Ft  
 Bedroom 12.08 Ft x 11.17 Ft  
 3pc Bathroom 5.33 Ft x 8.33 Ft  
 Laundry room 7.42 Ft x 8.75 Ft

Listing Presented By:



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