

\$899,900 - 91 Wentworth Manor Sw, Calgary

MLS® #A2089618

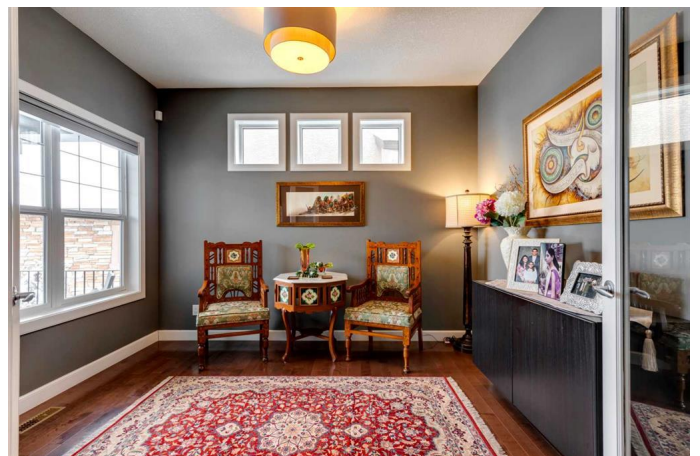
\$899,900

5 Bedroom, 4.00 Bathroom, 2,427 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

OPEN HOUSE SUNDAY 1-4PM. Just Listed in West Springs! This fully finished 2 storey is ideally situated on a quiet cul-de-sac and short walking distance to 3 of the best schools in Alberta - West Springs, West Ridge, St Joan of Arc. Gorgeous finishings throughout including the perfect wide open floor plan with high 9'™ ceilings, soaring 2 storey open to above great room, huge windows, massive kitchen, loads of white ceiling height kitchen cabinetry, counter space galore, double spice rack, hardwood flooring, quartz countertops, large walk through pantry, main floor work from home office, gas fireplace, and a great sized table nook area. The upper level has 3 huge bedrooms with the ability to easily divide the one bedroom it is so large to create a fourth bedroom upstairs. The primary bedroom is king sized, has large windows, a beautiful ensuite featuring dual sinks, soaker tub, separate shower, and a large walk-in closet. The lower level is beautifully finished with a games area, sound proof media room with stereo rack and speakers, wet bar with beverage fridge, 2 bedrooms, 5 pce bathroom with custom tiled shower and heated floors, and even a separate storage room! The garage is large enough to fit 2 full sized SUVs. So many extras in this home - huge 2 tier composite deck which could easily be halved to create more backyard grassed area, central air conditioning, remote controlled Hunter Douglas window coverings, epoxy garage flooring, mudroom lockers, under cabinet



lightening, pot lights, aggregate driveway finishing, additional freezer in garage, the list goes on and on! Walking distance to 3 great schools, CO-OP, Shoppers Drug Mart, and so many other great amenities! \$899,900. Book your showing today as this property shows 10/10, is priced to sell and will not last long!

Built in 2004

Essential Information

MLS® #	A2089618
Price	\$899,900
Sold Price	\$919,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,427
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	91 Wentworth Manor Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5K6

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Insulated

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, No Neighbours Behind, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 3rd, 2023
Days on Market	8
Zoning	R-1
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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