

\$1,199,900 - 36 Wentworth Square Sw, Calgary

MLS® #A2100916

\$1,199,900

2 Bedroom, 3.00 Bathroom, 2,775 sqft

Residential on 0.11 Acres

West Springs, Calgary, Alberta

Welcome to this stunning executive home, nestled in the prestigious estate area of Wentworth. This highly upgraded 5-level split residence is a true gem, offering an exceptional living experience with its thoughtful design and top-notch amenities. With a beautifully landscaped backyard, high-end kitchen, and an array of luxurious features, this home is the epitome of elegance and sophistication. The kitchen in this home is a culinary enthusiast's dream come true. The huge island with custom granite countertops offers an abundance of space for meal preparation and entertainment. Equipped with top-of-the-line Miele appliances, including a double wall oven, built-in Miele microwave, 5-burner Gas Miele range, and Miele dishwasher, this kitchen makes cooking a delightful experience. The primary bedroom is a luxurious retreat located on its own level, offering utmost privacy. This spacious sanctuary features a gorgeous east-facing window, welcoming in the morning sun. The 5-piece ensuite bathroom is a spa-like oasis, complete with Restoration Hardware lights, two vanities with ample cabinet space, a separate tub, shower, and water closet. A custom walk-in closet provides the perfect storage solution for all your belongings. The main level of the home is an open and inviting space, with a den just off the kitchen. This well-appointed den features a custom desk and built-ins, providing an ideal space for a home office or study area. The living room,



adjacent to the kitchen, is bathed in natural light through its eight large windows and boasts a stunning 20' vaulted ceiling. The centerpiece of the living room is the onsite-built wood surround fireplace with a custom one-piece stone fireplace surround, adding warmth and style to the space. The top level of the home offers an additional large bedroom with a 5-piece ensuite bathroom, catering to the comfort of all residents and guests. The highlight of this level is the beautiful bonus room, featuring a Juliette balcony that looks down onto the main level, this versatile space could easily be converted into an additional bedroom or utilized as a relaxing lounge area. The undeveloped fourth level is a blank canvas awaiting your creative touch. With 10' ceilings and eight large above-grade windows, this expansive space can be customized to suit your family's unique needs, whether you envision a home theater, gym, or playroom. As you step into the backyard, you'll be enchanted by the serene ambiance created by two water features. The deck and aggregate patio provides a perfect setting for outdoor gatherings and relaxation, surrounded by mature trees and perennial plants, making it your private oasis. Nestled in the heart of Wentworth, this home is conveniently located close to schools, shopping, and amenities, making it an ideal place for executive living. This executive home in Wentworth Estates is a rare find, offering a harmonious blend of luxury, style, and functionality. Call Today for your own private viewing.

Built in 2010

Essential Information

MLS® #	A2100916
Price	\$1,199,900
Sold Price	\$1,170,000

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,775
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	5 Level Split, Side by Side
Status	Sold

Community Information

Address	36 Wentworth Square Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0E2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Tankless Hot Water
Appliances	Built-In Oven, Central Air Conditioner, Dryer, Gas Range, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Level, Many Trees, Underground Sprinklers, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 10th, 2024
Date Sold	March 1st, 2024
Days on Market	51
Zoning	R-2
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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