

\$990,000 - 103 Wentworth Landing Sw, Calgary

MLS® #A2109941

\$990,000

3 Bedroom, 3.00 Bathroom, 1,550 sqft

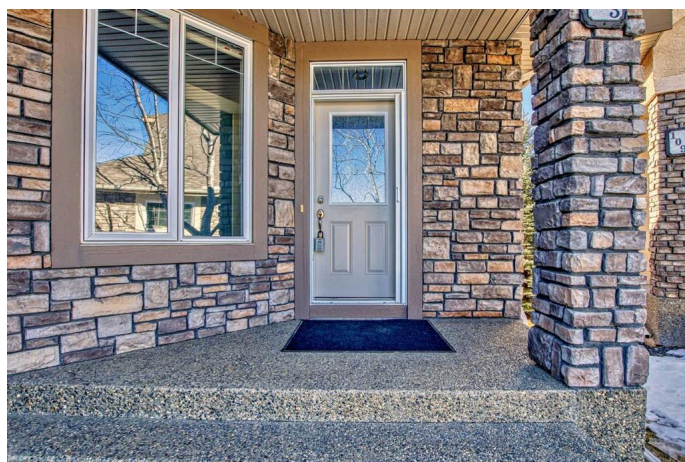
Residential on 0.11 Acres

West Springs, Calgary, Alberta

RARE OFFERING! Location, location. Private Executive Walkout Bungalow in the Villas of Wentworth. Prime Location backing south/west on the private tranquil treed natural ravine!

Located in the prestigious community "Villas of Wentworth" perfectly nestled between two natural ravines offers a true serene settling.

Original owners this customised home shows pride of ownership throughout. Upgraded 5" wide old mill collection engineered hardwood floors. Beautiful kitchen featuring a big centre granite top island with a raised 9' long extra deep curved breakfast bar, undermount black sink with garburator, granite backsplash, built in black appliances including gas cooktop, gorgeous wall mount copper Vent-A-Hood, warming tray, a convenient corner pantry with lots of shelving and a stunning skylight that bathes the space in natural light. Living room hosts vaulted ceilings, gas fireplace with circulation fan and oversized windows so you can enjoy your Ravine Views & wildlife spotting. Primary bedroom is king sized with more ravine views, 6 pce ensuite, large jetted tub, separate shower with multi position two shower head and walk-in closet. Fully finished the walk out basement features a second fireplace, wet bar with garburator, built ins, wine cooler, two more bedrooms, beautiful wine room cellar with glass door and full bathroom with a steam shower and a spectacular spacious two person jetted tub. Exposed concrete patio on lower level allows for further outdoor entertaining with



sophisticated Calcana ceiling mount patio heater that warms the patio at the turn of switch and takes up zero floor space. Efficient high velocity air hot water heating system. In floor heating lower level and garage. 8 zones in total. Gas line to BBQ on deck and patio, updated vinyl decking, retractable screens on all 3 doors, wired for sound, air conditioning. Excellent access to the shop and entertainment on 85th Street and the new west ring road. Say goodbye to shoveling snow and lawn mowing perfect for those who cherish a convenient "lock and leave" lifestyle, a perfect sanctuary. Exceptional Value, Exceptional Location for an Exceptional Villa.

Built in 2004

Essential Information

MLS® #	A2109941
Price	\$990,000
Sold Price	\$990,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	103 Wentworth Landing Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 5X1

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached, Front Drive, Heated Garage, Insulated, See Remarks

Interior

Interior Features Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings, Wine Refrigerator

Heating Boiler, In Floor, Fireplace Insert, Other

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Circulating, Gas, Great Room, Insert, See Remarks

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Environmental Reserve, No Neighbours Behind, Many Trees, Wooded

Roof Asphalt

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 23rd, 2024

Date Sold March 6th, 2024

Days on Market 12

Zoning DC (pre 1P2007)

HOA Fees 200.00

HOA Fees Freq. ANN

Listing Details

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