

\$1,275,000 - 274 Wentworth Square Sw, Calgary

MLS® #A2128713

\$1,275,000

5 Bedroom, 4.00 Bathroom, 2,951 sqft
Residential on 0.21 Acres

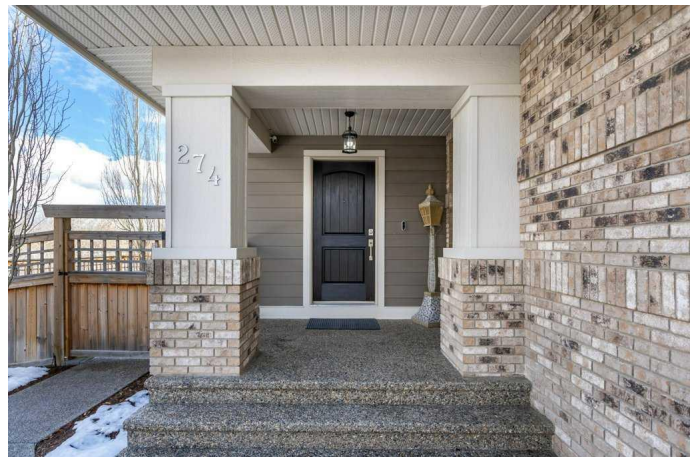
West Springs, Calgary, Alberta

OPEN HOUSE CANCELED. Exciting Opportunity in West Springs! This home has it all: prime location, unique floorplan, and ample square footage. Welcome to 274 Wentworth Square, boasting nearly 3000 square feet above ground, including 5 bedrooms - 4 conveniently located upstairs. Enjoy the convenience of a separate main-floor office, vaulted ceilings, and a striking floor-to-ceiling stone fireplace. This home seamlessly combines form and function.

Upon entry, both main entrances offer locker-like storage for all your family's equipment and clothing needs, with tiled flooring ready for any wet weather. Beyond the entrances, pristine hardwood floors, meticulously maintained by the current owners, grace the home. The open concept kitchen invites socializing around the large island, while the separate eating nook provides a quiet spot for more formal dinners as well as direct access to the oversized backyard.

Ascending the stairs, discover four generously sized bedrooms, a main bath with double sinks and a separate W/C and shower in addition to the serene primary ensuite. The basement is ideal for guests, a nanny, or active teens, and perfectly accommodates a sporty lifestyle.

Outside, the expansive backyard features a large extended deck, a putting green, and a



custom-built garden shed complete with electricity, alongside ample space for additional outdoor activities. Across the street, a park area awaits with a basketball court and winter tobogganing fun. As an additional bonus, the triple garage is fully heated assisting with any storage, work, or man-cave activities you can imagine.

Conveniently situated within walking distance to three schools, shops, restaurants, and cafes, with swift access to the newly completed ring road, 274 Wentworth Square offers everything you've been searching for and more.

Built in 2012

Essential Information

MLS® #	A2128713
Price	\$1,275,000
Sold Price	\$1,400,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,951
Acres	0.21
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	274 Wentworth Square Sw
Subdivision	West Springs

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0R6

Amenities

Amenities	None
Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Garden, Playground, Private Yard, Storage
Lot Description	Corner Lot, Garden, Greenbelt, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 6th, 2024
Days on Market	3
Zoning	R-2
HOA Fees	270.00
HOA Fees Freq.	ANN

Listing Details

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