

# \$1,999,999 - 43 Wentwillow Lane Sw, Calgary

MLS® #A2129292

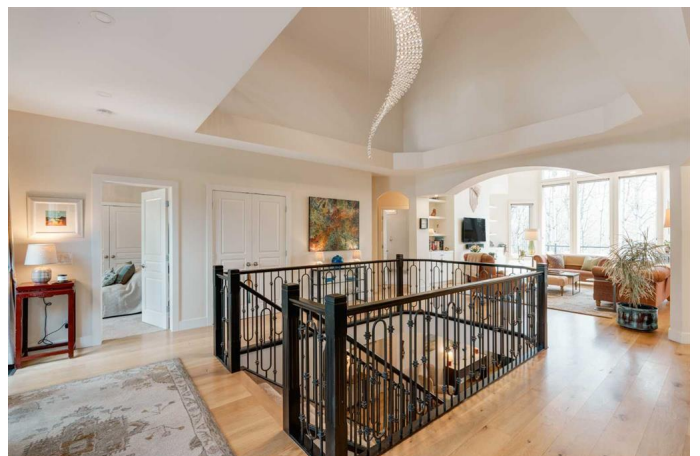
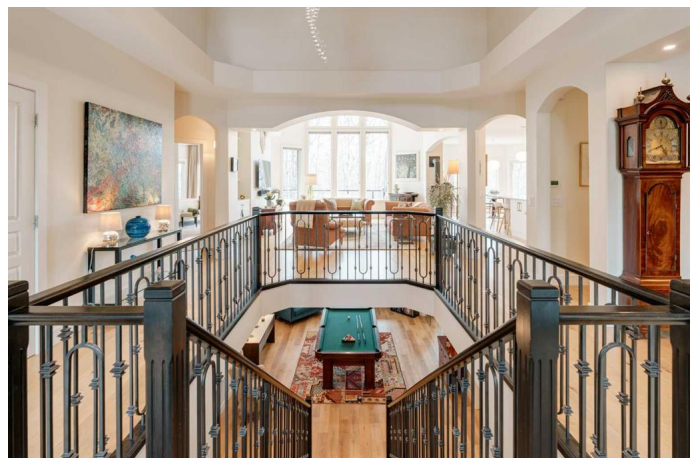
**\$1,999,999**

5 Bedroom, 3.00 Bathroom, 2,663 sqft

Residential on 0.24 Acres

West Springs, Calgary, Alberta

43 Wentwillow Lane SW - Willows of Wentworth - West Springs: Welcome to this executive walk-out bungalow in the exclusive development, Willows of Wentworth. This fully renovated bungalow includes 4,801 sq ft of developed space: 5 total bedrooms, 3 full bathrooms and an attached triple garage. The expansive front entry offers stunning views of the home and yard. The open plan main floor has hardwood flooring and a bright, modern kitchen. The dream kitchen has Flos Glo ball pendant lighting, Caesarstone Quartz counters, a large island, Miele appliances (induction cooktop, steam oven, main oven, warming drawer, dishwasher, hood fan) and a separate Butler's Pantry. The sunny breakfast nook has deck access, and is perfect for enjoying the beautiful view of the yard. The great room has vaulted tray ceilings, built-in storage, and a freestanding Jotul gas fireplace. The formal dining room offers plenty of entertaining space. Circular stairs lead to the flexible upper-level loft which can be used as a sitting area or home office. The spacious primary bedroom has tranquil backyard views, access to the back deck, and a 6 pc spa-like ensuite with heated floors, freestanding soaker tub, dual vanities, large glass steam shower with rain head, shower wand & bench; linen closet & custom walk-in closet. You will also find a 2nd, good-sized bedroom with large windows; a 3 pc bathroom with glass shower, floating vanity, and heated floors on the main floor. The generous laundry/mud room has lots



of built-in closets/storage and a laundry area with a washer, dryer, and sink. The fully developed walk-out basement features luxury vinyl plank and in-floor heat throughout: a games area/rec room; a glass walled family room with a wet bar, beverage fridge, glass barn door and a door to the backyard. The theatre room has plentiful seating space, a projector and screen, built-in speakers, and sliding pocket doors. There is also a separate gym and 3 additional bedrooms, each with walk-in closets: 2 bedrooms have the convenience of a sink; a 4 pc main bathroom with a glass shower with rain head and shower wand with heated tile floors and heated towel rail. This home has lots of storage including a large under-stair storage room, an additional storage/mechanical room, and a glass wine storage/display. Additional features of this home include a triple garage with epoxy flooring, two furnaces, a tankless hot water system, a water softener, and speakers throughout the home. The walkout basement provides access to the concrete stamped patio, hot tub, and beautiful, forest-like backyard. This spectacular home is situated on a 0.24-acre lot surrounded by Aspen trees in one of the most desirable locations on the West Hill. It is located only blocks away from all of the amenities you would expect, including West Springs Village, restaurants, just minutes to some of Calgary's best schools, and a short commute to downtown Calgary. Call for more info!

Built in 2004

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2129292    |
| Price      | \$1,999,999 |
| Sold Price | \$2,005,000 |
| Bedrooms   | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,663       |
| Acres          | 0.24        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 43 Wentwillow Lane Sw |
| Subdivision | West Springs          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 5W7               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash                                                 |
| Parking Spaces | 9                                                                   |
| Parking        | Garage Faces Side, Heated Garage, Insulated, Triple Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Quartz Counters, Soaking Tub, Solar Tube(s), Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Water Heater, Garage Control(s), Induction Cooktop, Range Hood, Refrigerator, Washer, Window Coverings                                                                              |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                       |
| Fireplaces        | Gas, Great Room                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                                     |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                                                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Interior Lot, No Neighbours Behind, Landscaped, Many Trees, Underground Sprinklers, Treed |
| Roof              | Asphalt Shingle                                                                                                                                           |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                                 |
| Foundation        | Poured Concrete                                                                                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 9th, 2024   |
| Date Sold      | June 20th, 2024 |
| Days on Market | 42              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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