

\$998,000 - 161 Wentworth Park Sw, Calgary

MLS® #A2137559

\$998,000

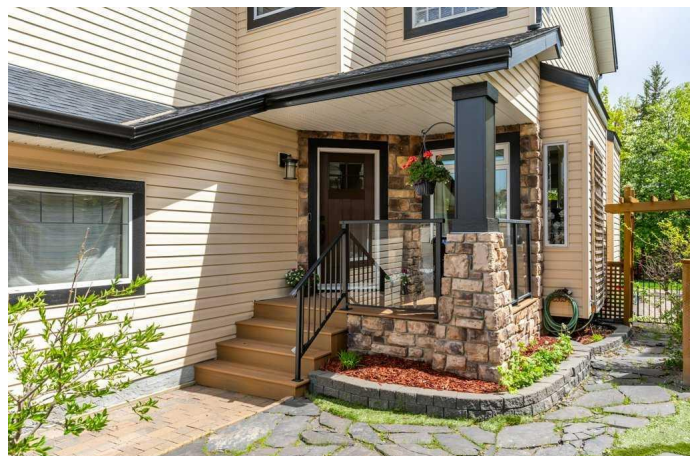
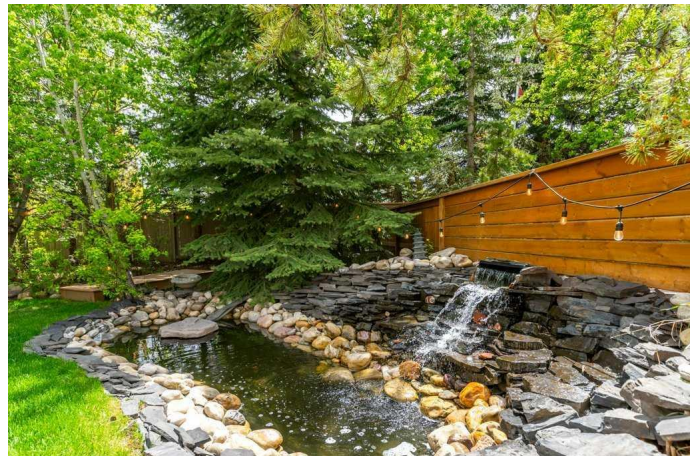
4 Bedroom, 4.00 Bathroom, 2,037 sqft
Residential on 0.18 Acres

West Springs, Calgary, Alberta

We are privileged to present 161 Wentworth Park, a stunning residence located in one of the most desirable neighborhoods on one of the largest, south-facing, tree-filled lots available. As you enter the nearly 2800 square feet of total living space, the home envelops you in warmth, guiding you past the spacious entryway into its true heart. The open-concept kitchen, dining, and gathering space is thoughtfully designed and inviting. New flooring throughout complements the upgraded countertops, new stainless steel appliances, and farmhouse undermount sink, making it perfect for hosting gatherings or enjoying quiet dinners at home.

Step through the door in the breakfast nook to discover an unparalleled outdoor oasis. This south-facing lot spans nearly 0.2 acres and is one of the few that has preserved the original trees from before the development. The two-tiered composite deck provides a wonderful space to dine, entertain, or simply enjoy the beautiful weather and fall foliage. Turn on the waterfall to flow into the pond and relax to the soothing sounds of nature. In the evening, the deck and bridge lights automatically illuminate as you gather around the firepit to share stories.

Inside, the upstairs features new carpeting throughout, a bonus room with vaulted ceilings, three bedrooms, and an exquisitely renovated ensuite. The basement hosts a



second gas fireplace for chilly months, a custom-designed entertainment area, a spacious and functional home office, a fourth bedroom, and a full bath. New carpet in this area enhances the comfort to an extraordinary level.

The beauty of this home extends beyond its aesthetics. In addition to numerous visual upgrades, it boasts new windows, upgraded insulation, a new furnace, new siding and shingles, and a new fence and wrought iron gate, among other improvements. A complete list of the over \$260,000 in upgrades and renovations is provided in the supplements section.

Situated within walking distance to two K-9 schools, a private K-12 school, shopping, restaurants, coffee shops, and numerous pathways and playgrounds, it's no wonder that West Springs is a coveted location. A short drive to Winsport offers year-round activities, and the new Stoney extension provides quick access to both the city and the mountains. Welcome home!

Built in 2002

Essential Information

MLS® #	A2137559
Price	\$998,000
Sold Price	\$1,077,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,037
Acres	0.18
Year Built	2002
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	161 Wentworth Park Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5B3

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Great Room, Stone, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden, Lighting, Rain Barrel/Cistern(s), Storage
Lot Description	Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind, Landscaped, Level, Many Trees, Native Plants, Underground Sprinklers, Yard Lights, Pie Shaped Lot, Private, Secluded, Treed, Waterfall, Wooded
Roof	Asphalt Shingle
Construction	Shingle Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	June 5th, 2024
Days on Market	2
Zoning	R-1
HOA Fees	125.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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