

\$1,100,000 - 88 Wentworth Square Sw, Calgary

MLS® #A2151832

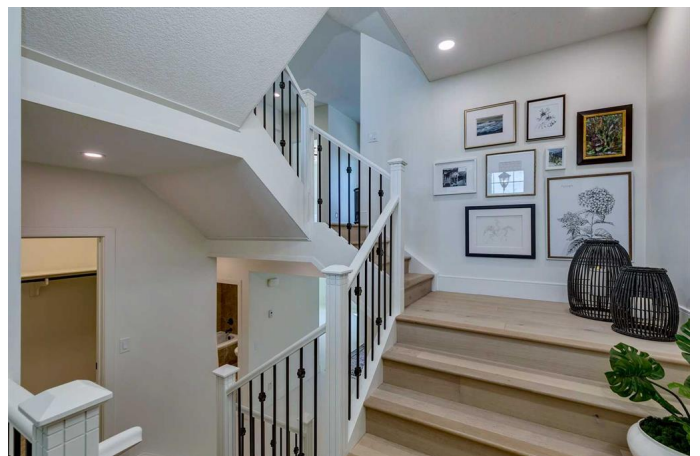
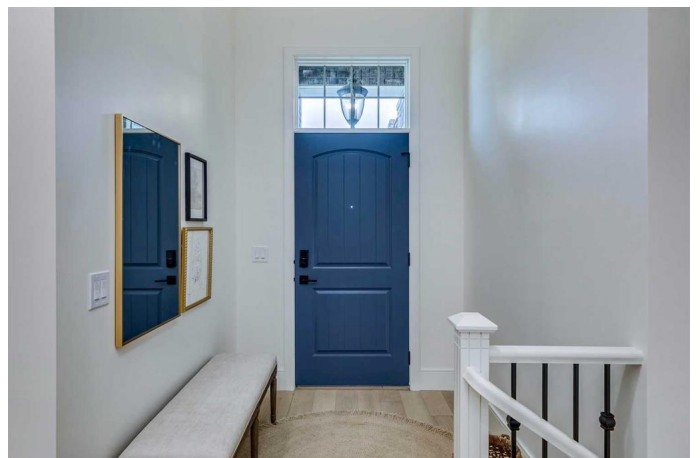
\$1,100,000

3 Bedroom, 4.00 Bathroom, 2,355 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

Wonderful Wentworth. Executive 3 bedroom 3.5 bath 4 storey split, semi-detached home in West Springs. Over 3261 SF of artfully and newly renovated living space has been enhanced with an abundance of custom features throughout. Spacious entry featuring LED detailed chandeliers and an impressive wide feature staircase. The open plan kitchen feature Wolf M Series Stainless appliance package including a 4 burner gas cooktop, wall oven, Smart Convection/Microwave oven with feature Wall Canopy hood fan. Miele dishwasher and a Samsung 4 door refrigerator/freezer with beverage centre. An abundance of custom Shaker style cabinetry, pull-out drawers with soft close feature and Champagne gold hardware. Expansive kitchen island with quartz countertop and ample seating, Farmhouse sink with Kraus brush gold high arch pull down faucet highlighted by pendant lighting. The adjacent sitting/dining rooms feature incredible vaulted ceilings with impressive oversized windows and custom Herman Miller chandelier. Enjoy morning coffee on the balcony adjacent to the kitchen with natural gas BBQ hook-up. Living Room with a gas fireplace and stone surround, an abundance of LED pot lights and French door to the covered deck with separate gas fireplace. Main level Primary Suite featuring Custom 5 piece ensuite bath with deep soaker tub, vanity with his and her sinks, large custom glass steam shower with bench. Custom Walk-in closet with laundry chute. Lower floor



laundry room with new Samsung Steam wash/Steam dry, Triple Sized front load laundry set and ample storage. Ascend the central staircase to the Upper level with cozy sitting area with feature gold chandelier, 2 additional spacious bedrooms both with walk-in closets and 4 piece ensuite bath with tub, shower, large vanity with quartz countertop. Descend the central feature staircase to the fully developed walk-up basement with in-floor heat throughout, a large rec room/games area and a custom wet bar featuring quartz countertops wine refrigerator, mirror. French door to covered patio, perfect for a hot tub. Spacious ground level patio and West facing backyard with Basketball/Sports Court perfect for entertaining. In-floor heated oversized attached double garage. New plumbing fixtures throughout by Canyon Plumbing. Brand new wool carpeting in bedrooms and lower level. New custom door hardware throughout. High efficiency furnace and boiler. Roughed in central vacuum. Cloud White paint/lacquer by Benjamin Moore throughout. Ring WiFi connect doorbell. Watts custom integrated exterior programmable soffit lighting.

Built in 2009

Essential Information

MLS® #	A2151832
Price	\$1,100,000
Sold Price	\$1,065,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,355
Acres	0.12
Year Built	2009

Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	88 Wentworth Square Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0M5

Amenities

Amenities	Other, Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Mantle, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Back Yard, Corner Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2024
Date Sold	September 17th, 2024
Days on Market	57
Zoning	R-2
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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