

\$799,900 - 118 Wentworth Landing Sw, Calgary

MLS® #A2154082

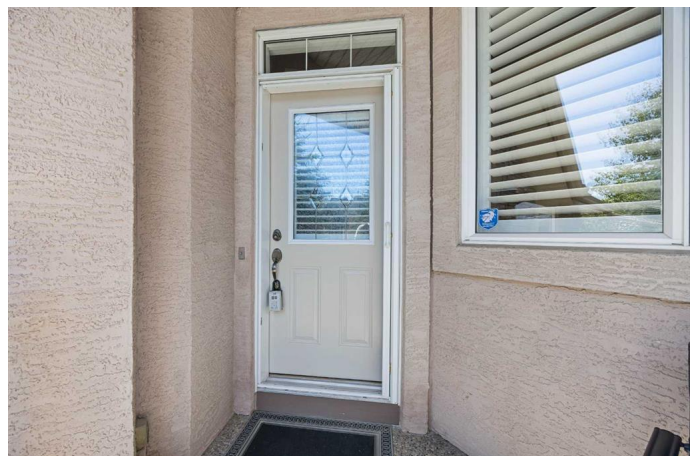
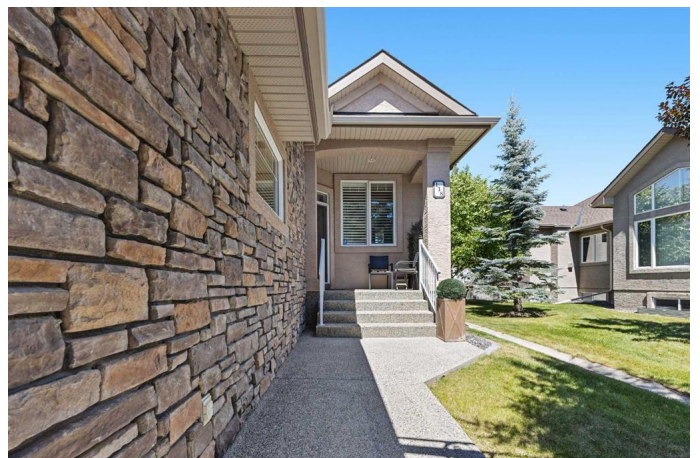
\$799,900

3 Bedroom, 3.00 Bathroom, 1,252 sqft

Residential on 0.06 Acres

West Springs, Calgary, Alberta

This extremely well-maintained designer home with over 2,480 sq. ft. of developed space is loaded with upgrades and is ideally located on a quiet street in the upscale community of Wentworth. An insulated double-attached garage keeps vehicles safely out of the elements. Inside this gleaming home impresses with walnut-stained hardwood floors, new central air conditioning, louvred plantation shutters, a Lennox furnace, central vacuum system, water softener, a new hot water heater and a private back deck nestled amongst mature trees. The front flex space is a versatile retreat for a tucked away home office or sitting room. Perfectly combining style with function, the gorgeous kitchen is a chef's dream featuring a new sunny skylight, granite countertops, a plethora of 2-toned cabinets, a pantry for extra storage and a large L-shaped island with casual seating. Easily gather over a delicious meal in the adjacent dining room or head out to the vinyl deck for summer barbeques with a privacy screen and soaring trees making it extremely private. Grand vaulted ceilings and oversized windows add an airy ambience to the living room while a gas fireplace invites relaxation on cool winter nights. Laundry and a powder room add to the convenience of the main level. The primary bedroom is a spacious owner's retreat complete with a luxurious ensuite boasting dual sinks, a jetted soaker tub, a 48" walk-in shower and a large walk-in closet. The finished basement has



been expertly designed to be the perfect continuation of the home with 10'™ ceilings and tons of space for entertaining and unwinding alike. Expect engaging conversations in front of the second fireplace and quiet movie nights in the media area. Easily refill drinks and snacks at the wet bar. There are 2 large bedrooms on this level – one doesn't have an egress window which would be great for an office space or for guests. A 4-piece bathroom and loads of storage further add to your comfort and convenience. This outstanding home is located in an unsurpassable location within walking distance to schools, numerous parks and both West 85th and West Springs Village with tons of restaurants, boutique shops and a variety of professional services. Coming soon to the area is Truman's West District Central Park consisting of 8.4 acres of parks and pathways plus ice skating, farmers markets, events, a skatepark, basketball courts, concerts and festivals at the outdoor amphitheatre and so much more! When you do need to leave the neighbourhood enjoy the easy access to the newly completed Stoney Trail extension.

Built in 2005

Essential Information

MLS® #	A2154082
Price	\$799,900
Sold Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,252
Acres	0.06
Year Built	2005

Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	118 Wentworth Landing Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5X1

Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 13th, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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