

\$1,300,000 - 46 Wentworth Crescent Sw, Calgary

MLS® #A2156765

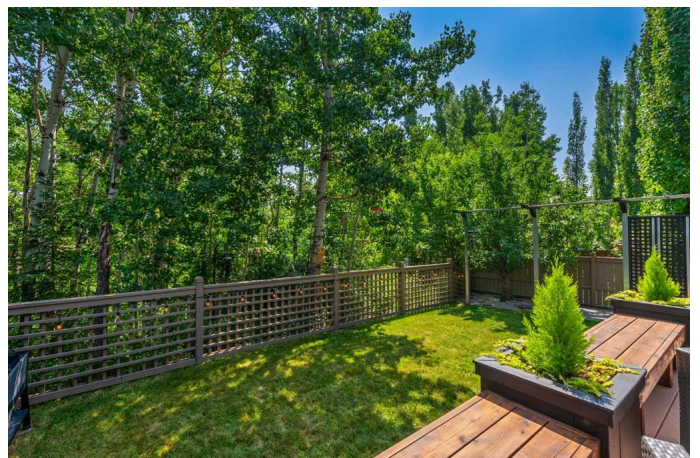
\$1,300,000

4 Bedroom, 4.00 Bathroom, 2,425 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

An exquisite family home backing treed green space for ultimate privacy and in the walk zone for West Springs schools. This stunning air conditioned 4 bedroom home has an open concept main floor with an open to above foyer, acacia hardwood flooring, large dining space, living room overlooking the serene back yard and a newly renovated kitchen. The show-stopping gourmet kitchen hosts quartz countertops, full height cabinetry, marble tile backsplash, pot filler, stainless steel appliance package with KitchenAid gas burner range and fridge, Bosch dishwasher and Marvel beverage fridge. The large island has additional storage and a built-in custom walnut tabletop for casual dining in the kitchen nook, and the expansive walk-through pantry will conveniently store all your cooking supplies. The upper floor is home to three generous bedrooms and two baths, including the expansive primary retreat with reading nook and spa-inspired ensuite featuring a large shower, corner tub, dual sinks, water closet and large dressing room/closet with exceptional built-ins and make-up vanity. The lower level features the expansive fourth bedroom, four piece bath, large family room ideal for movie nights and a recreation/flex space that is perfect as an office space, fitness nook or play zone. The outdoor spaces in this home are an extension of the exquisite interior spaces with a serene front porch surrounded by lush landscaping and the private back yard oasis perfect for relaxing or entertaining with



low maintenance deck, outdoor BBQ station and natural surroundings. The only neighbours you see while you are in your exquisite backyard are the friendly birds, ducks and deer who come to say hello! Not to be missed is the oversized heated and insulated attached garage (23'4" x 22'9") with exceptional storage options. With walking paths, shopping, amenities and schools nearby, this is the perfect place to call home. See additional feature sheet for more information on this outstanding property.

Built in 2004

Essential Information

MLS® #	A2156765
Price	\$1,300,000
Sold Price	\$1,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,425
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Wentworth Crescent Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5V2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Outdoor Kitchen, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	August 21st, 2024
Zoning	R-1
HOA Fees	270.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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