

\$819,900 - 134 Wentworth Park Sw, Calgary

MLS® #A2158376

\$819,900

4 Bedroom, 4.00 Bathroom, 1,778 sqft

Residential on 0.10 Acres

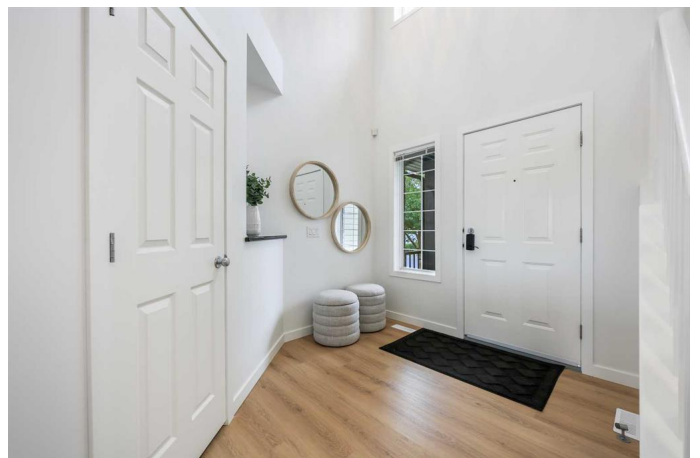
West Springs, Calgary, Alberta

****Open House Sunday Aug 25, 1-3:30pm****

Discover the perfect family home at 134 Wentworth Park SW, Calgary. Nestled in the highly desirable West Springs community, this fully developed, beautifully renovated 4-bedroom, 3.5-bathroom residence offers a peaceful retreat on a quiet cul-de-sac. One of its most appealing features is the location—just a 3-5 minute walk to St. Joan of Arc School via a convenient pathway directly behind the home, making daily commutes a breeze for your children.

Step inside to find a home that feels brand new, with fresh paint and luxury vinyl plank flooring throughout the main and upper levels. The kitchen is a true highlight, featuring a brand new stainless steel stove and hood fan, perfect for the home chef. The space is bright and welcoming, thanks to energy-efficient LED lighting installed throughout. The main level boasts an open-concept living area, ideal for family gatherings and entertaining, complemented by a 2-piece half bath for added convenience. The home also features an oversized double attached garage, offering ample space for vehicles and extra storage.

Upstairs, the home features three spacious bedrooms, including a master retreat with a large walk-in closet and a luxurious 4-piece ensuite bathroom. An additional 4-piece bathroom serves the other two bedrooms, ensuring everyone has their own space. The



upper-level bonus room provides flexibility, ideal as a home office, playroom, or entertainment area. The fully developed basement offers even more living space, with a large recreation area, a fourth bedroom, and another 4-piece bathroom, perfect for guests or a growing family.

The backyard is an outdoor oasis, complete with a deck perfect for summer barbecues and a play set that will keep the kids entertained for hours. It's the perfect spot for both relaxation and play.

The location of this home truly sets it apart. In addition to being within walking distance of St. Joan of Arc School, West Springs School and West Ridge School are just a short drive away, offering excellent educational options for all ages. West Springs is known for its family-friendly environment, with numerous parks, playgrounds, and green spaces that make it an ideal place to raise children. The community also offers great connectivity, with easy access to Bow Trail and Stoney Trail, ensuring quick commutes to downtown Calgary and beyond. Public transit and bike-friendly paths add even more convenience.

Homes in West Springs are in high demand, and this fully developed, beautifully renovated property on a quiet cul-de-sac won't be available for long. Schedule your private viewing today and see for yourself why 134 Wentworth Park SW is the perfect place to call home. NOTE: Development behind the house across from the walk/bike path is Westland Estates by Truman homes, a cul-de sac of single family homes priced ~\$1M+.

Built in 2002

Essential Information

MLS® #	A2158376
Price	\$819,900
Sold Price	\$802,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,778
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	134 Wentworth Park Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5B3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2024
Date Sold	August 21st, 2024
Days on Market	4
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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