

# \$789,900 - 7967 Wentworth Drive Sw, Calgary

MLS® #A2164053

**\$789,900**

3 Bedroom, 4.00 Bathroom, 1,747 sqft  
Residential on 0.08 Acres

West Springs, Calgary, Alberta

RARE OPPORTUNITY! This STUNNING HOME is in a very desired part of West Springs. Located across from the coveted Joan of Arc school, steps from walking paths and transit access. This beautiful BRICK HOME is gorgeous both inside and out. NEWLY PAINTED THROUGHOUT. SUNNY AND LIGHT FILLED- SW BACKYARD AND WINDOWS EVERYWHERE! Warm kitchen with island and coffee bar, corner pantry and open to the living spaces. Flex room at the front with floor-to-ceiling window is idea for a family room, office, formal dining room or even a playroom! Living room is at the back of the house with a cozy gas fireplace, built-in shelving and a terrific open layout. Dining area in this area as well, it is that big! Huge windows with glimpses of the green landscaped SW BACKYARD. Half bath completes this level. Upstairs you will find a lovely light-filled bonus room with balcony which can easily be converted to a third bedroom. Second bedroom is a good size. Master bedroom is generous, with a lovely ensuite bath with a MASSIVE WALK IN CLOSET! Basement is fully finished with a huge bedroom, rec room, full designer bathroom with glorious large shower, laundry room with ample storage and even a gym! Lots of room for an office down here if you so choose. NEW FURNACE! Permits pulled for the basement. FULLY LANDSCAPED SW BACKYARD W/ NEW COMPOSITE DECK, GRASS AND TREES! What a wonderful place



to relax. Double detached garage is awesome.  
Rarely do homes come up for sale in this area.  
Easy to get your kiddos off to school in the morning. Book your showing fast before this home is gone!

Built in 2001

### Essential Information

MLS® #	A2164053
Price	\$789,900
Sold Price	\$772,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,747
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	7967 Wentworth Drive Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4P3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No
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Appliances	Smoking Home, Pantry Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2024
Date Sold	September 26th, 2024
Days on Market	14
Zoning	R-1N
HOA Fees	125.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
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