

\$1,398,000 - 70 Wentworth Grove Sw, Calgary

MLS® #A2212110

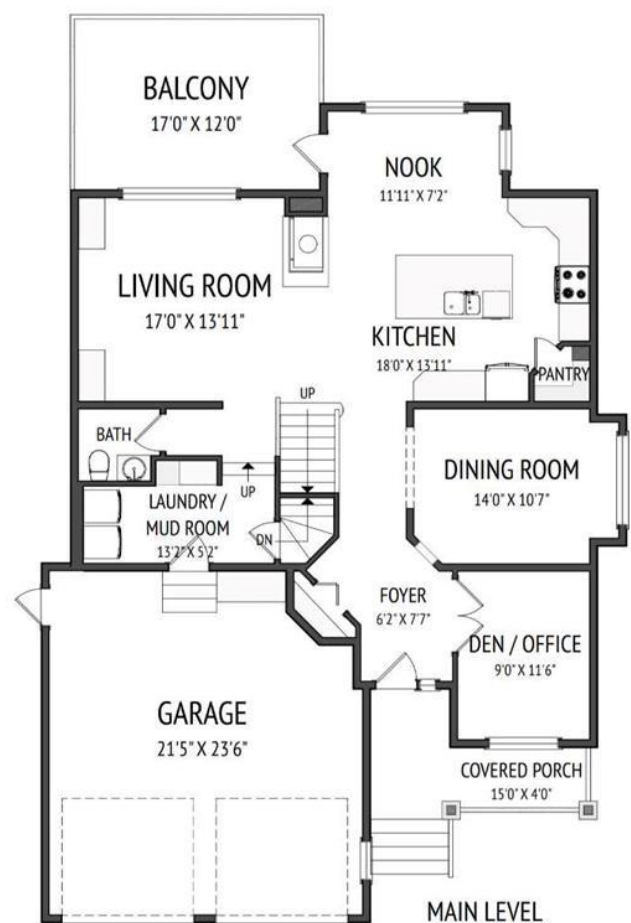
\$1,398,000

4 Bedroom, 4.00 Bathroom, 2,750 sqft

Residential on 0.13 Acres

West Springs, Calgary, Alberta

A rare find! Beautifully maintained & upgraded two storey walk-out with 3,800 sq ft of wonderful living space on 3 levels. A choice, west exposure cul-de-sac lot in the heart of Wentworth Estates, backing directly onto a private grove of trees. Stepping into the great room & kitchen, you'll truly appreciate the value of this great location - the open floor plan & full-size picture windows bring the stunning forest views right into the home. The recently renovated kitchen features a beautiful quartzite island with 4-stool breakfast bar, quartzite countertops, silgranit sink, top-of-the-line appliances, lighting & plumbing fixtures, a step-in pantry, plenty of cupboard & countertop space. Full-size dining nook for family meals or step out onto the oversized, private deck to enjoy a sunset dinner. A 3-sided fireplace connects the kitchen and the great room which is highlighted with a gorgeous feature wall finished with handcrafted, on-site millwork. Completing the main floor is the formal dining room, home office, ½ bath, spacious laundry & mudroom with direct access to the oversized, double garage (extra storage & room for a workbench). The upper level is one of Landmark Homes most popular designs with a stunning bonus room – custom feature wall with incumbent lighting & built-in entertainment center, gorgeous corner fireplace trimmed in custom stone & a unique, full length storage & window bench. Tucked off to the side is a separate work-out room or 2nd home office.



Three bedrooms including a beautiful primary suite with spa-style 4 piece ensuite (jetted soaker tub), 4 piece bathroom, oversized closets & plenty of storage. The lower level walk-out is fully developed – a great space for teenagers, entertaining & games with in-floor heating, 3 piece bath, custom finished cedar sauna, large bedroom or crafts room, utility & storage. Step out onto the exposed aggregate patio & into the beautifully landscaped, private yard. Many recent upgrades throughout include: professionally painted interior, premium carpet on upper & lower levels, shingles in 2023, Epoxy floor sealer in garage & 2 new overhead doors. Great location, just a 5 minute walk to Co-op & the West Springs shops & restaurants, 20 minutes to downtown & new direct access to Stoney Trail & west to the mountains! Absolute pride of ownership inside & out. Long-time owners are downsizing, pick your possession & move right in. Great home! Great value!!

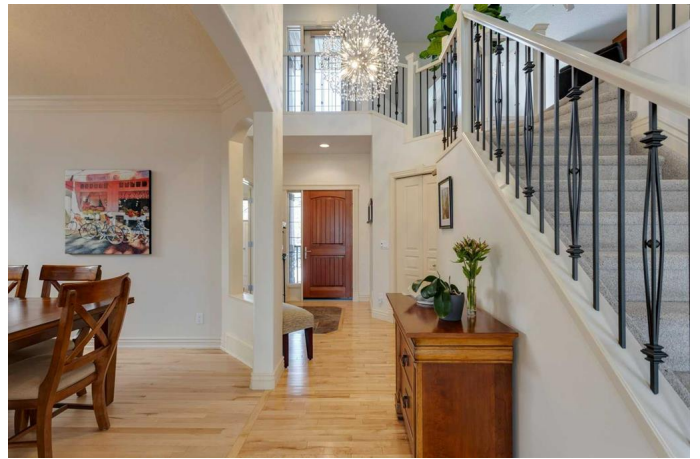
Built in 2003

Essential Information

MLS® #	A2212110
Price	\$1,398,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,750
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 70 Wentworth Grove Sw
Subdivision West Springs
City Calgary
County Calgary
Province Alberta
Postal Code T3H 5K4



Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached, Oversized
of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s), Bookcases, Jetted Tub
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garburator
Heating Forced Air, Natural Gas, Fireplace(s)
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Great Room, Mantle, Other, Three-Sided
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Yard
Lot Description Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 17th, 2025
Days on Market 2
Zoning R-G
HOA Fees 270
HOA Fees Freq. ANN

Listing Details

Listing Office The Home Hunters Real Estate Group Ltd.

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