

**8940 Wentworth Avenue SW
Calgary, Alberta**

MLS # A2199979



\$725,000

Division:	West Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,311 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: None

OPEN HOUSE SAT MARCH 15TH FROM 1-3! Experience contemporary elegance in this bright and beautifully designed bi-level home, ideally situated across from a picturesque green space and the West Springs Elementary as well as a Junior High. With full air conditioning and an unbeatable location, it's just a short stroll to your favourite coffee shop, grocery stores and an array of boutique shops and restaurants such as Mercato, Vin Room and My Favourite Ice Cream Shoppe!! This home offers the perfect blend of comfort and convenience, all within 15 minutes of downtown. From the moment you step into the soaring entryway, you'll be captivated by the sophisticated open-concept design. Vaulted ceilings and oversized windows flood the home with natural light, creating a warm and inviting ambiance. The spacious family room seamlessly flows into the dining area and chef's kitchen, making it an entertainer's dream. Sleek maple hardwood and tile flooring elevate the neutral décor, adding a timeless touch of luxury throughout the main level. Retreat to your private master suite, a serene sanctuary featuring a spa-inspired 5-piece ensuite with a corner soaking tub, separate shower, and custom walk-in California Closets. Two additional bedrooms and a stylish 4-piece bath complete this exceptional home. The lower level presents a blank canvas, ready for your personal touch. Whether you envision a media room, home gym, or additional living space, the possibilities are endless. Some recent updates to the home include freshly painted throughout with brand new carpeting and the hardwood floors have just been refinished. The dishwasher is brand new and the furnace was replaced at the end of October. The shingles on the garage and at the very front of the house were replaced in 2020. There is quick access to Stony

Trail from Bow Trail or Old Banff Coach Road for ease of getting around the city! Don't miss this rare opportunity to own a stunning home in one of the city's most sought-after communities!