



**602 Wentworth Place SW
Calgary, Alberta**

MLS # A2307875



\$900,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,279 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	See Remarks		

Heating:	Natural Gas, See Remarks	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-G
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: See remarks

Check out this great two-storey family home in West Springs. The main floor features maple hardwood, a two-storey foyer with arched entryways, a front flex room suitable for office or formal dining, and a kitchen with full-height cabinetry, granite counters, stainless steel appliances, a central island with breakfast bar, walk-in pantry, and an adjacent eating nook. The family room is anchored by a gas fireplace with a stone surround and custom built-ins. Upstairs: a primary bedroom with a sitting area, second fireplace, walk-in closet, and ensuite bathroom. Two additional bedrooms and a second full bathroom complete the upper level. Laundry is located on the upper floor. The fully developed basement includes a large recreation room with wet bar and stone-faced counter, a separate den or office, an additional bedroom, a full bathroom, and a custom wine cellar with stone barrel-vault ceiling and built-in wood racking. Exterior features include a south-facing backyard, mature landscaping, and a raised deck with a covered gazebo. Located in the desirable neighbourhood of West Springs with proximity to schools, parks, shopping, and major routes.