



GRASSROOTS
REALTY GROUP

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75 Wentworth Terrace SW
Calgary, Alberta

MLS # A2310761



\$1,688,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,462 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Aggregate, Garage Door Opener, Oversized, Paved, Triple		
Lot Size:	0.20 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot, See Remarks, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	negotiable		

Welcome to this exceptional estate home located in the highly sought-after community of Wentworth in West Springs. Offering over 5,000 sq. ft. of luxurious living space, this former show home showcases outstanding craftsmanship, elegant woodwork, custom built-ins, iron detailing, built-in speakers, and soaring 10-foot ceilings throughout. Designed for both family living and entertaining, the main floor features formal living and dining areas, a chef-inspired gourmet kitchen with stone countertops, oversized island, ample cabinetry, walk-in pantry, and bright breakfast nook. The spacious family room with gas fireplace and adjacent office create the perfect everyday living space. Upstairs, you'll find a large bonus room with custom built-ins, along with a stunning primary retreat featuring a spa-inspired 5-piece ensuite with steam shower, dual vanities, and a spacious walk-in closet. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully finished basement offers incredible versatility with an additional bedroom and private 3-piece ensuite, plus a media room, wet bar, and expansive recreation area ideal for entertaining or multigenerational living. Additional highlights include a triple attached garage, extended driveway, dual central A/C units, and a quiet location surrounded by pathways, parks, and green spaces. Conveniently located minutes from top-rated schools, shopping, amenities, and quick access to Springbank and major roadways, this move-in-ready luxury home offers the perfect balance of comfort, elegance, and lifestyle.