



GRASSROOTS

REALTY GROUP

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**9041 Wentworth Avenue SW
Calgary, Alberta**

MLS # A2319403



\$799,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	2,133 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Insulated, Oversi		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Lawn,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

JUST LISTED in Wentworth! One of the nicest areas in all of Calgary. This home has a DREAM LOCATION BACKING THE RAVINE and GREENSPACE, SUNNY SW MOUNTAIN VIEWS, and steps to the West Springs schools. Treed and green out front across the street as well. Luxurious living and executive finishings throughout. A stunning great room with 14' CATHEDRAL CEILINGS, a wall of windows to the south greenspace, and cozy gas fireplace. CHEF'S KITCHEN with 9' ceilings, granite countertops, hardwood flooring, plenty of cabinetry, oversized island, pantry, and newer appliances. The adjacent dining space is huge with green views out to the front. Office nook is perfectly located with views to the green space out back. The staircases have wrought iron railing and are wider than you would find in nearly all million dollar homes. HUGE MASTER RETREAT that will spoil you with its SPECTACULAR VIEWS, 5 PCE spa ensuite, 2 sinks, soaker tub, standing shower and there is an adjoining FLEX ROOM which could be used as a nursery, reading room, or 2nd MASSIVE WALK-IN CLOSET. The 2nd LARGE BEDROOM has its own 4 PCE ensuite and walk-in closet as well. Convenient UPPER FLOOR LAUNDRY is wonderful. The lower level is fully finished with HIGH 9' CEILINGS, recreation room or 3rd bedroom, huge south facing window, and roughed in for a future bathroom. The mechanical room has plenty of room for storage. Parking is a breeze with the double attached garage that is large enough to fit a full sized truck. New furnace (2024), new hot water tank (2024), air conditioning with new heat pump (2024), landscaped beautifully, mature trees. Can't beat this location - walk to schools, Co-op, Shoppers Drug Mart, Tim Hortons, Starbucks, Fergus & Bix, and so much more! Request your

showing today as this property shows 10/10, is priced to sell at \$799,900 and will not last long!