



**55 Wentwillow Lane SW  
Calgary, Alberta**

**MLS # A2320163**

**\$2,100,000**



<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,485 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Triple		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Environment		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,600
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** TV wall mount in family room , Play set in yard

Welcome to this beautiful European-inspired walkout bungalow, nestled within an exclusive enclave of estate homes. Perfectly positioned on a private lot overlooking a natural forest reserve, this home offers exceptional beauty & tranquility. Step inside to an impressive foyer where 14 ft ceilings & an open design create a sense of grandeur. A stunning two-sided gas fireplace serves as the focal point, defining the space while maintaining an airy flow. Your eye is naturally drawn to the wall of windows in the living room which is filled with natural light & views of the lush backyard & beyond. Off the Living room is the kitchen & dining area both rooms sharing the views in an open & functional design. The designer kitchen is made for entertaining & features Granite counters & Island, an abundance of cupboard & cabinet space, high end appliances, coffee/breakfast bar & desk area. The cozy family room features a gas fireplace & offers a place to enjoy & watch TV or read while still being part of the everyday activities. The home office & walk-in pantry both have custom shelves, cabinets & the office features a large desk top & cabinets along one wall. The Primary suite is a true retreat in itself & is framed by a wall of windows filling it with light & views of nature. There is a large walk-in closet with built-ins allowing exceptional functionality. The ensuite offers a free-standing soaker tub, steam shower with multiple shower heads, body jets & dual vanities. There is a 2nd bedroom on the main which is generous in size & a 4 pce bathroom. The main floor laundry room is conveniently located out of the way with a wash sink & room to hang laundry. Downstairs the walk-out basement features the perfect setting to relax & unwind. The Rec. room offers a charming wood burning fireplace & a well-appointed wet bar complete with a beverage fridge & plenty of counters and cabinets. There is an exercise

room that is the perfect size for your treadmill, bike & all your gym equipment. Additionally, the basement features 2 more bedrooms, both generous in size. One of the bedrooms has wall to wall custom cabinets & a large custom designed walk-in closet. A Media room allows for the ultimate at-home entertainment experience & features theatre-style seating & a large projector screen for immersive movie nights. Step out the door to a sheltered patio area complete with speakers & patio lights. This exceptional backyard is a place where lasting memories are made. The charming brick patio provides the perfect setting for evening fires, marshmallows & time spent together under the stars. Located minutes from all transportation, schools, shopping, restaurants & a quick exit out of Calgary to the Mountains. Every year Summer barbecues, wine tastings & seasonal celebrations are organized by the Social Committee. The Willows of Wentworth is more than an collection of beautiful homes- it is a community where neighbours become friends!!