



GRASSROOTS
REALTY GROUP

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**50 Wentworth Landing SW
Calgary, Alberta**

MLS # A2334320



\$949,999

Division:	West Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,253 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Landscaped, Mar		

Heating:	In Floor, Fireplace(s), Forced Air, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows, Wired for Sound		
Inclusions:	N/A		

Backing directly onto a picturesque ravine and protected nature reserve, this executive walkout villa bungalow offers a rare opportunity to enjoy maintenance-free living in one of West Springs most coveted developments. Thoughtfully positioned to capture the beauty of its surroundings, this exceptional bungalow offers over 2,460 square feet of developed living space, combining timeless architecture, extensive recent updates, and an effortless lock-and-leave lifestyle. A striking stone and stucco exterior welcomes you into an interior where soaring vaulted ceilings, expansive rear windows, and an abundance of natural light immediately draw your attention to the spectacular setting beyond. Updated in 2026, the main level features BRAND-NEW ENGINEERED HARDWOOD FLOORING, A COMPLETE DESIGNER LIGHTING PACKAGE, FRESH PAINT FROM TOP TO BOTTOM, AND A NEW HOT WATER TANK, creating a home that is both refined and move-in ready. Designed for both entertaining and daily comfort, the open-concept kitchen is beautifully appointed with granite countertops, stainless steel appliances, rich wood cabinetry, a central island with additional storage, and a large skylight that floods the space with natural light. The adjoining dining area and impressive great room are framed by dramatic vaulted ceilings, a gas fireplace, and floor-to-ceiling windows overlooking the ravine, creating a seamless connection between the interior and the surrounding landscape. A spacious flex room at the front of the home provides the ideal space for a home office, reading room, or additional sitting area. The primary retreat offers a peaceful escape with private views of the nature reserve, a walk-in closet, and a well-appointed ensuite featuring a soaker tub and separate shower. A conveniently located main floor laundry room further enhances the

ease of single-level living. The fully developed walkout lower level expands the home with 9-foot ceilings, radiant in-floor heating, a second gas fireplace, an expansive recreation and family room, and two oversized guest bedrooms sharing a full bathroom—providing exceptional space for visiting family or long-term guests. Outdoor living is equally impressive. Enjoy panoramic ravine views from the elevated upper deck complete with a gas line for your barbecue, or step onto the walkout patio below, also equipped with a gas connection, where the peaceful natural setting creates the perfect backdrop for relaxing or entertaining. A double attached garage with exceptional storage provides excellent functionality, while the professionally managed villa community includes snow removal, allowing for truly low-maintenance living year-round. Added comforts including central air conditioning, a water softener, and whole-home audio. Do not miss out on one of the most desirable locations in Calgary with extensive 2026 updates!