



GRASSROOTS
REALTY GROUP

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62 Wexford Crescent SW
Calgary, Alberta

MLS # A2347537



\$1,749,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,444 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Boat, Heated Garage, Insulated, Quad or More Attached, RV Garage		
Lot Size:	0.26 Acre		
Lot Feat:	No Neighbours Behind, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home		

Inclusions: None

Discover exceptional space, thoughtful design and a private setting in Wentworth. Situated on a generous 0.26-acre pie-shaped lot with rocky mountain view, this distinctive home offers over 3,400 sq. ft. above grade, a fully developed basement, 4 bedrooms and 3.5 bathrooms. A bright foyer welcomes you into an open main floor designed for both everyday living and entertaining. The spacious front office provides a dedicated workspace with abundant natural light, while the great room features floor-to-ceiling windows and a striking tiled fireplace overlooking the landscaped backyard. The kitchen brings together an oversized island, extensive custom cabinetry, a butler's pantry and high-end appliances. An adjoining dining area opens through oversized double sliding doors to a private concrete patio and southwest-facing backyard, with no neighbours directly behind. A mudroom with built-in lockers and a powder room complete the main level. A custom open-riser staircase leads to an inviting upper-floor sitting area. The generous primary retreat features a spa-inspired ensuite and spacious walk-in closets. Two additional bedrooms share a connecting bathroom, while the upper-floor laundry room offers ample counter and storage space. A separate bonus room with built-in cabinetry opens onto a private rooftop patio of approximately 200 sq. ft.—a distinctive setting for morning coffee or unwinding at the end of the day. The finished lower level extends the living space with 9-foot ceilings, in-floor heating and a large recreation room accessed through an oversized custom barn door. One bedroom, one flex room, a full bathroom and additional storage complete this level. The garage space is another standout feature: an oversized double garage plus a separate heated tandem garage with a 9-foot door, offering flexibility for vehicles, equipment,

hobbies and storage. Combining luxurious living with the convenience of Wentworth, this exceptional home offers access to highly regarded schools, established shopping and dining amenities, nearby parks and green spaces, and convenient transportation routes connecting you to downtown Calgary and the mountains.