

**7915 Wentworth Drive SW**  
**Calgary, Alberta**

**MLS # A2226100**



## \$775,000

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,738 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s), 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>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, Walk-In Closet(s)		

**Inclusions:** NA

Experience refined modern living in this beautifully two-story home. Recent upgrades include fresh paint, new carpet, a new roof, central air conditioning, and a cosy stone gas fireplace. The main level features durable vinyl plank flooring, a stylish kitchen with granite countertops, and elegant plantation shutters that fill the space with natural light. Spacious living and dining areas make entertaining effortless. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a walk-in closet and a luxurious 4-piece ensuite complete with a jacuzzi tub. The fully finished basement adds valuable living space with a large family room, a 4th bedroom, an additional bathroom, a den, and generous storage. Enjoy the full front porch, a private balcony, and a large aggregate patio accompanied by a sleek modern shed. A double detached garage and low-maintenance landscaping enhance both convenience and curb appeal, while the fenced yard offers added privacy. This home provides easy access to public transit, top-rated schools, shopping, and scenic walking paths.