

7979 Wentworth Drive SW
Calgary, Alberta

MLS # A2258556



\$749,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,501 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SATURDAY 2-4PM. JUST LISTED in WEST SPRINGS! Want the convenience of having your kids close to an amazing K-9 school, then this is it! This 3 bedroom, 3 bathroom, 2 storey home is recently renovated and walking distance to many great amenities. PRIVATE SW FACING BACKYARD, amazing floor plan with front living room, gas fireplace, and LUXURY VINYL PLANK FLOORING. The kitchen has LOADS OF WHITE CEILING HEIGHT CABINETRY, MASSIVE ISLAND, QUARTZ COUNTERTOPS, 2 PANTRIES, and a large sized dining area overlooking the backyard. ROD IRON SPINDLE RAILING leads to the upper level where you'll find 3 bedrooms including the KING SIZE PRIMARY with a 4 PCE ensuite, large walk-in closet, and 4 PCE spare bathroom. The lower level has HIGH 'CEILINGS, large windows, bathroom rough-in, and is ready for your development ideas. The double detached garage is large enough to fit 2 full sized trucks. So many extras in this home - NEWER ROOF (2020), NEWER APPLIANCES & CENTRAL AIR CONDITIONING (2020), NEW FRONT DECK & RAILING (2024), flat textured ceilings, recessed lighting, custom window coverings, backyard hot tub, large rear deck, the list goes on and on! This is an amazing opportunity to get into WEST SPRINGS close to schools and many great amenities. Request your showing today as this property is priced to sell at \$749,900 and will not last long!