

**602 Wentworth Place SW**  
**Calgary, Alberta**

**MLS # A2307875**



**\$900,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,279 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Natural Gas, See Remarks
<b>Floors:</b>	See Remarks
<b>Roof:</b>	See Remarks
<b>Basement:</b>	Full
<b>Exterior:</b>	See Remarks
<b>Foundation:</b>	See Remarks
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** See remarks

Check out this great two-storey family home in West Springs. The main floor features maple hardwood, a two-storey foyer with arched entryways, a front flex room suitable for office or formal dining, and a kitchen with full-height cabinetry, granite counters, stainless steel appliances, a central island with breakfast bar, walk-in pantry, and an adjacent eating nook. The family room is anchored by a gas fireplace with a stone surround and custom built-ins. Upstairs: a primary bedroom with a sitting area, second fireplace, walk-in closet, and ensuite bathroom. Two additional bedrooms and a second full bathroom complete the upper level. Laundry is located on the upper floor. The fully developed basement includes a large recreation room with wet bar and stone-faced counter, a separate den or office, an additional bedroom, a full bathroom, and a custom wine cellar with stone barrel-vault ceiling and built-in wood racking. Exterior features include a south-facing backyard, mature landscaping, and a raised deck with a covered gazebo. Located in the desirable neighbourhood of West Springs with proximity to schools, parks, shopping, and major routes.