

205 Wentworth Row SW
Calgary, Alberta

MLS # A2312427



\$609,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,809 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained and thoughtfully upgraded Trico-built home located in the highly sought-after community of West Springs. Built in 2019 and offering stylish finishes, central air conditioning, and a functional family-friendly layout, this move-in ready home combines comfort, convenience, and exceptional design. A spacious North front entry welcomes you with tiled flooring, 9’ knockdown ceilings, and seamless access through the mudroom located just off the attached double garage. The bright flex room at the South side of the home offers the perfect space for a 2nd TV room, home office, formal sitting area, or children’s playroom complete with dual door closet storage. The open-concept main living area presents an added side tech niche with the additional flexibility living room showcasing space for all types of furniture placement for today’s lifestyle needs. A modern white kitchen comes complete with extended cabinetry, quartz countertops, soft-close drawers, under-cabinet lighting, a contrasting island, stainless steel gas stove, over-the-range microwave, French door refrigerator and dishwasher. The adjoining dining area is ideal for entertaining or family dining and features garden door access to the sunny South facing vinyl deck with a BBQ gas line. Upstairs, you’ll find three well-appointed bedrooms including a spacious primary retreat with room for a king-sized bed and home to a walk-in closet, and luxurious 5-piece ensuite featuring a deep soaker tub, tiled glass shower, quartz storage vanity, and elegant accent tile detailing. Two additional bedrooms, a full 4-piece bathroom, and convenient upper laundry complete the level. The unfinished basement offers endless future potential and is already equipped with a rough-in bathroom, HRV system, radon rough-in, high-efficiency furnace and ample storage

space or room for future development. A pet friendly complex which allows for fish (in an aquarium), birds (in a cage at all times), 2 domestic cats or dogs which full grown do not exceed 20kg or 1 dog which when full grown does not weigh in excess of 35kg. Located in one of Calgary's premier west-side communities, West Springs offers exceptional access to top-rated schools, parks, pathways, shopping, restaurants, fitness facilities, and everyday amenities. Residents enjoy quick access to downtown Calgary, the mountains, and nearby amenities including West 85th, Westside Recreation Centre, and the desirable shopping and dining options along 85th Street SW. An outstanding opportunity to own a modern family home in an unbeatable location!