

146 Wentworth Park SW
Calgary, Alberta

MLS # A2343709



\$900,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Lawn, Level, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Dart Board and Accessories, Tv Mounts, 2 Sheds, Play Structure in Backyard

There are homes you choose for the house, and homes you choose for the street. At 146 Wentworth Park, you don't have to choose between them. Tucked into a quiet T-shaped cul-de-sac, this is the kind of setting where neighbours know one another, kids still find each other outside, and the only vehicles passing your front door belong to the handful of homes farther down the street. Inside, more than 2,000 sq. ft. above grade gives everyone room to spread out without losing the connection that makes a home feel inviting. Updated vinyl plank flooring and a soft, neutral palette carry through the main level, where the kitchen, dining area and living room come together at the heart of the home. The kitchen pairs granite countertops and stainless steel appliances with abundant cabinetry and a walk through pantry leading directly to the mudroom and main floor laundry. The dining area overlooks the backyard and tiered deck, while a gas fireplace brings warmth and character to the living room. Upstairs, the vaulted bonus room is filled with natural light and offers a comfortable place for movie nights, playtime or a quiet evening in. Two good sized bedrooms share a full family bathroom, while the spacious primary bedroom provides a private retreat with a walk-in closet and large ensuite featuring an oversized vanity, soaker tub and separate shower. The fully developed basement adds flexibility as life changes, with a fourth bedroom, full bathroom, separate office and media room anchored by a second gas fireplace and extensive built-ins. Storage is plentiful downstairs and in the double attached garage. Outside, the tiered deck and large backyard offer plenty of room to entertain, unwind or watch the kids play, complete with a play structure and storage sheds. The community pathway becomes a natural extension of the backyard, connecting directly to St. Joan of Arc

School and the surrounding network of walking paths. Central air conditioning, updated lighting, central vac and a garburator complete the practical details. The location makes everyday life remarkably convenient. St. Joan of Arc, West Springs and West Ridge schools are within walking distance, with Calgary Waldorf School, Webber Academy, Calgary Academy and Calgary French & International School also close by. The restaurants, coffee shops and everyday services of West 85th are just minutes away, along with additional shopping and dining at Aspen Landing. Quick access to Stoney Trail in either direction makes travelling across Calgary or heading west toward the mountains equally easy. In a West Springs market where compelling homes below \$1 million are increasingly difficult to find, 146 Wentworth Park offers something even harder to replace: a home that works beautifully, on the kind of street people wait years to find.