

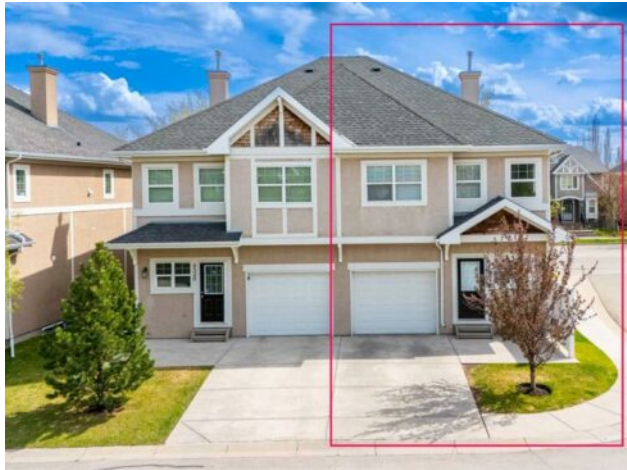


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8522 Wentworth Drive SW
Calgary, Alberta

MLS # A2222997



\$589,996

Division:	West Springs		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,589 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Air Conditioner

Stunning Corner-Lot Home in Coveted West Springs 8522 Wentworth Drive SW, Calgary This beautifully maintained corner-lot Semi-detached home offers the perfect blend of space, light, and location in highly desirable West Springs! HOME HIGHLIGHTS: • Sun-filled corner unit with exceptional natural light & privacy • Gorgeous 9' ceilings & rich hardwood floors throughout main level • Chef-friendly kitchen with abundant storage & counter space • Spacious great room with cozy gas fireplace + sunny informal dining area • 3 generous bedrooms upstairs, including a lavish primary suite with walk-in closet & ensuite • Convenient upper-floor laundry • Fully developed basement with 4th bedroom, full bath & family room ?? OUTDOOR & LOCATION PERKS: • Private patio & single attached garage • Steps to top-rated schools: St. Basil Elementary/Jr High (Catholic) & West Springs School (CBE) • Walk to groceries, cafes, restaurants, LRT & West Side Rec Centre • Quick access to 85th St shops & Westhills amenities WHY YOU'LL LOVE IT: "Rare corner unit with premium finishes in one of Calgary's most walkable, family-friendly communities!" Don't miss this move-in-ready gem in one of Calgary's best neighbourhoods!