



GRASSROOTS
REALTY GROUP

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7915 Wentworth Drive SW
Calgary, Alberta

MLS # A2226100



\$750,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,738 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Walk-In Closet(s)		

Inclusions: NA

Priced to sell! Recent upgrades include fresh paint, new carpet, a new roof, central air conditioning, and a cosy stone gas fireplace. The main level features durable vinyl plank flooring, a stylish kitchen with granite countertops, and elegant plantation shutters that fill the space with natural light. Spacious living and dining areas make entertaining effortless. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a walk-in closet and a luxurious 4-piece ensuite complete with a jacuzzi tub. The fully finished basement adds valuable living space with a large family room, a 4th bedroom, an additional bathroom, a den, and generous storage. Enjoy the full front porch, a private balcony, and a large aggregate patio accompanied by a sleek modern shed. A double detached garage and low-maintenance landscaping enhance both convenience and curb appeal, while the fenced yard offers added privacy. This home provides easy access to public transit, top-rated schools, shopping, and scenic walking paths.