



GRASSROOTS
REALTY GROUP

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

130 Wentwillow Lane SW
Calgary, Alberta

MLS # A2239313



\$1,675,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,160 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Many Tre		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 1,700

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Welcome to 130 Wentwillow Lane SW, an exceptional estate home tucked away on a quiet cul-de-sac in the prestigious Willows of Wentworth. Surrounded by mature trees and professional landscaping, this timeless residence offers over 4,500 square feet of meticulously designed living space, combining classic elegance with modern comfort. Upon entering, you're welcomed into an open, inviting foyer with rich hardwood floors, designer lighting, and a grand curved staircase that sets a sophisticated tone. Just off the entryway, a private office provides a perfect retreat for work or study. The main level unfolds into a spacious living room that seamlessly flows into a bright enclosed sunroom, offering a peaceful retreat with large windows framing the surrounding trees. Perfect for enjoying warm summer days and crisp fall evenings, this relaxing space brings the outdoors in while providing shelter and comfort. At the heart of the home, the chef's kitchen features granite countertops, premium stainless steel appliances, a large central island, and extensive custom cabinetry that perfectly blends style and functionality. Just off the kitchen, a second outdoor patio provides the perfect setting for summer dining and entertaining, surrounded by the privacy of mature landscaping. A walk-through pantry conveniently connects the kitchen to the triple car garage, thoughtfully outfitted with built-in shelving, a dedicated workbench, and organized wall storage—providing exceptional space for vehicles, tools, and equipment. Upstairs, the luxurious primary suite offers a private haven complete with a fully renovated ensuite, featuring in-floor heating, a freestanding soaker tub, an oversized glass steam shower, dual vanities, and elegant tilework. A custom walk-in closet completes the suite. The upper level features two additional bedrooms and a

full bathroom. One of the bedrooms includes a custom built-in desk and cabinetry, offering the flexibility of a second home office, study space, or guest room. A spacious bonus room—opening onto a Juliet balcony overlooking the cul-de-sac—adds an additional layer of comfort and functionality. The fully developed lower level extends the living space with two additional bedrooms, a full bathroom, and a generous recreation area enhanced by a custom wet bar. One of the lower bedrooms features a large mirrored wall, making it ideal for use as a home gym, yoga studio, or private workout space. In-floor heating adds warmth and comfort throughout, creating an inviting environment for both relaxation and entertainment. This extraordinary home offers a rare combination of luxury, privacy, and convenience in one of Calgary’s most sought-after communities. Enjoy close proximity to top-rated public and private schools, boutique shopping, fine dining, scenic pathways, and easy access to Stoney Trail for effortless commuting in any direction. Schedule your private showing today and experience the refined lifestyle that 130 Wentwillow Lane SW has to offer!