



GRASSROOTS
REALTY GROUP

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

113 Wentworth Close SW
Calgary, Alberta

MLS # A2250256



\$879,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,877 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

OPEN HOUSE 1-3PM SUNDAY AUG 24. Situated on a quiet street in Wentworth, this exceptional residence is within walking distance to both top-rated Public and Catholic schools. Designed with a contemporary cabin aesthetic and enhanced with luxury upgrades, the home offers comfort and sophistication throughout. The welcoming entry is adorned with wainscoting detail, leading to a main floor office and a spacious living area featuring vaulted ceilings, exposed wood beams, and a fireplace. The kitchen boasts a remodeled central island and Newer stainless-steel appliances. A convenient powder room and laundry room complete the main level. An upgraded staircase leads to the upper level, where the primary suite includes a walk-in closet and a private en-suite with a barn door feature. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for kids or guests. All bedrooms and closets are fitted with solid wood doors. The fully developed basement features an additional bedroom, complete with custom wood cabinetry, a walk-in closet, and a spa-inspired bathroom featuring a programmable heated floor, glass-enclosed luxury shower, bidet toilet, and a remote-controlled fireplace. The low-maintenance backyard features a beautiful gazebo, creating a peaceful spot to enjoy summer evenings. With full fencing for privacy, it's the perfect setting for family BBQs, outdoor dinners, or simply relaxing while the kids and pets play. Additional highlights include, Central Air Conditioner (2024), Furnance (2024), Hot Water Tank (2023), Stove (2025), Washer (2025), Dryer (2025), Interior Paint (2025), Renovated Main Bathroom, Heated Garage with a foam-insulated roof, Premium Ultra-Quiet Garage Door, Newer Roof, Newer Fridge, Newer Dishwasher.

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