



GRASSROOTS
REALTY GROUP

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20 Wentworth Close SW
Calgary, Alberta

MLS # A2250370



\$849,900

| | | | |
|------------------|-----------------------------------|---------------|-------------------|
| Division: | West Springs | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,186 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Level, Rectangular Lot | | |

| | |
|--------------------|---------------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Laminate, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Full, Unfinished |
| Exterior: | Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | No Smoking Home, Open Floorplan |

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|-------------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-G |
| Utilities: | - |

Inclusions: N/A

Nestled on a quiet street in the highly sought-after community of West Springs, this spacious 3-bedroom home has been lovingly updated and offers the perfect blend of comfort and functionality. With schools, including Joan of Arc (K to 9), 15 mins drive to downtown, easy access to the ring road; and countless amenities just a short walk away, the location is truly unbeatable. The main floor welcomes you with a bright and open living room featuring a cozy fireplace, alongside a large kitchen filled with natural light, a gas range, and upgraded stainless steel appliances. A formal dining room and family room provide plenty of space for gatherings, while a versatile main floor office/den can easily be used as a fourth bedroom. A convenient laundry/mud room and powder room complete the main level. Upstairs, the enormous primary retreat is a true haven, offering an ensuite with plenty of space to relax and unwind including double vanity and soaker tub. Two additional generously sized bedrooms and a full bathroom make an ideal setup for family living. Enjoy year-round comfort with central A/C, and step outside to a spacious backyard with a beautifully appointed deck and pergola — perfect for summer BBQs, kids’ play, or even a trampoline. The lower level is unfinished and ready for your personal touch to create the dream space you’ve always envisioned. This well-cared-for home offers a fantastic opportunity to move into one of Calgary’s most desirable communities.