



**GRASSROOTS**  
REALTY GROUP

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**156 Wentworth Square SW**  
**Calgary, Alberta**

**MLS # A2259754**



**\$699,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Overhead		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

JUST LISTED in WEST SPRINGS ACROSS FROM THE POND AND GREENSPACE! Want the convenience of having your kids close to two adjacent public schools only a 10 minute safe walk away, then this is it! This 2 storey home is beautiful finished with a WIDE OPEN FLOOR PLAN and FULLY FINISHED BASEMENT! Walk to many great amenities such as CO-OP, SHOPPERS DRUG MART, FERGUS & BIX, the list goes on and on! PRIVATE QUIET LOCATION with POND and GREENSPACE right across the street, QUICK 1 MINUTE ACCESS TO STONEY TRAIL, SUNNY SOUTH FACING FRONT LIVING ROOM TO ENJOY THE VIEWS! Great sized kitchen with HUGE ISLAND, GRANITE COUNTERTOPS, HARDWOOD FLOORING, PANTRY, and a large sized dining area overlooking the backyard. 2 KING SIZED BEDROOMS each with their own PRIVATE ENSUITE, WALK-IN CLOSETS, and CONVENIENT UPPER FLOOR LAUNDRY with cabinets. The LOWER LEVEL IS FULLY FINISHED with a good sized recreation room, large bedroom, and full bathroom. The DOUBLE DETACHED GARAGE is large enough to fit 2 full sized trucks. So many extras in this home - PRIVATE BEAUTIFULLY LANDSCAPED BACKYARD, NEWER WASHER AND DRYER (2023), NEW POLYASPARTIC GARAGE FLOORING (2024, CUSTOM BUILT STORAGE SHED, BACKYARD FLOWER PLANTER BOXES, knockdown ceiling texture, recessed lighting, custom window coverings, large rear deck, the list goes on and on! This is an amazing opportunity to get into WEST SPRINGS close to schools and many great amenities. Request your showing today as this property is priced to sell at \$699,900 and will not last long!