

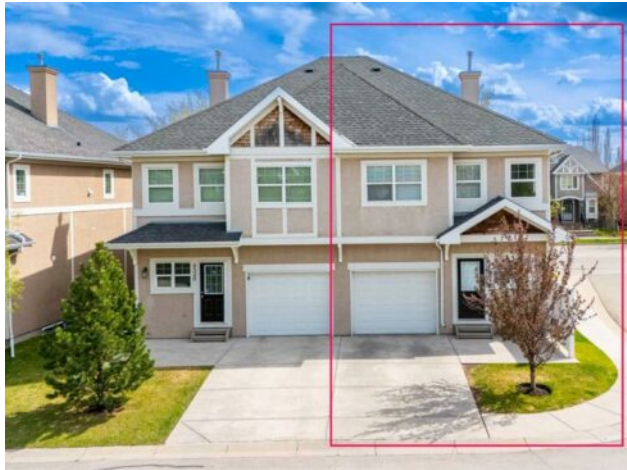


**GRASSROOTS**  
REALTY GROUP

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

**8522 Wentworth Drive SW**  
**Calgary, Alberta**

**MLS # A2261480**



**\$549,999**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,589 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting		

<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>	\$ 435
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Air Conditioner

Stunning Corner-Lot Home in West Springs 8522 Wentworth Drive SW, Calgary Welcome to this beautifully updated corner-lot semi-detached home in the highly sought-after community of West Springs &mdash; a neighborhood celebrated for its family-friendly atmosphere, excellent schools, and unmatched convenience. Bathed in natural light and finished with timeless upgrades, this residence blends comfort, style, and function seamlessly. ? Key Features Bright & Open Main Floor: 9&rsquo; ceilings, sun-soaked hardwood floors, and an inviting flow perfect for entertaining. Chef-Inspired Kitchen: Generous storage, prep space, and an open design overlooking the dining nook and cozy living room with gas fireplace. Upstairs Retreat: Three spacious bedrooms, including a private primary suite with walk-in closet and spa-like ensuite. Upper-floor laundry adds everyday convenience. Finished Lower Level: A versatile basement complete with a 4th bedroom, full bath, and a family/media room &mdash; ideal for teens, guests, or a home office. ?? Outdoor Living & Location Private patio and single attached garage. Just steps from St. Basil and West Springs schools. Walking distance to shops, cafes, groceries, and minutes to Westside Rec Centre & 85th Street shopping. Easy access to downtown, Westhills, and future LRT expansion. This home truly has it all &mdash; space, style, and an unbeatable location in one of Calgary&rsquo;s most desirable communities. Don&rsquo;t miss the opportunity to make it yours!