



**GRASSROOTS**  
REALTY GROUP

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

**66 Wentworth Road SW**  
**Calgary, Alberta**

**MLS # A2268985**



**\$919,999**

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | West Springs                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | 2 Storey                                                           |               |                   |
| <b>Size:</b>     | 2,067 sq.ft.                                                       | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 4                                                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached                          |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Landscaped, Level, Private, Street Lighting |               |                   |

|                    |                                                                                         |                   |     |
|--------------------|-----------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), 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>   | Full                                                                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |                   |     |

**Inclusions:** NONE

Welcome to Your Dream Corner-Lot Home in Prestigious West Springs! This beautifully updated 4-bedroom, 3.5-bath residence offers over 2,800 sq ft of total living space with elegant finishes and a functional design. The main floor features a bright, open-concept living area with a cozy family room, a gourmet kitchen with a large pantry, stainless-steel appliances, and a spacious dining area overlooking the private backyard. A convenient half bath and dedicated laundry room complete the main level. Upstairs, discover three spacious bedrooms including a luxurious primary suite with a 5-pc ensuite and walk-in closet. The two additional bedrooms share a stylish 5-pc bathroom—perfect for family or guests. The fully-developed basement offers exceptional versatility with a large recreation area, family room, guest bedroom, full bathroom, and ample storage space. Outstanding Local Amenities: Situated in the family-friendly neighbourhood of West Springs, you’ll have everything you need right at your doorstep: The vibrant retail hub West 85th features over 40 local eateries, boutique shops and services. Best Schools, Parks, pathways and green space — the community enjoys multiple parks and trails, 8-acre+ greenbelt in the West Grove area. Shopping & dining geared to modern family life: supermarkets, fitness studios, salons, restaurants all within easy reach. Excellent connectivity: west-end access to major roadways, quick commute downtown or out to the Rockies. Outside, the prime corner lot provides extra yard space, mature landscaping and a sunny retreat ideal for entertaining or relaxing. A double-attached garage adds convenience and curb appeal. Don’t miss this exceptional home in one of Calgary’s most sought-after families-first communities — schedule a showing today and experience the lifestyle for

yourself.