



GRASSROOTS
REALTY GROUP

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810 Wentworth Place SW
Calgary, Alberta

MLS # A2277691



\$1,095,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,233 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped		

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

Inclusions: 1 Remote garage control, All TV Mounts, Alarm Equipment

This is the kind of home where families put down roots. It is tucked away on a quiet cul-de-sac in one of the most sought-after pockets of the community, with a south facing yard backing on to a treed green space. With a charming front porch, a welcoming red door, and a flowering tree providing curb appeal, the tone is set from the moment you arrive. Inside, refinished hardwood floors lead you through a comfortable living room anchored by a fireplace and flowing seamlessly into the open-concept kitchen and dining area designed for everyday life. The kitchen has been thoughtfully updated in a fresh black and white palette, featuring quartz countertops, stainless steel appliances, a gas cooktop, a central island with seating, and a spacious pantry that keeps everything organized and within reach. A dedicated main-floor den offers an ideal work-from-home space, complete with built-in bookcases and a peaceful outlook to the front porch. Upstairs, the home truly shines for family living. A generous bonus room with vaulted ceilings and a fireplace creates the perfect gathering place for movie nights, games, or simply unwinding together. The primary bedroom is a serene retreat, with space for a sitting area overlooking the backyard, a walk-in closet, and a private ensuite. Two additional bedrooms - one with a built-in desk, along with a full bathroom complete the upper level. The fully developed basement adds even more flexibility, offering a family room with fireplace, a fourth bedroom, a full bathroom, and storage space. This level is ideal for guests, teens, or extended family. Step outside to a private, south-facing backyard that backs onto protected green space with a native aspen grove. Surrounded by mature trees, the yard features a patio and garden beds, creating a peaceful outdoor escape where kids can play and adults can relax, all with nature as your backdrop.

With new air conditioning and furnace, walking distance to excellent schools, groceries, and local amenities, and easy access to Stoney Trail for quick trips around the city or out to Winsport, this home offers the perfect balance of convenience, comfort, and community. A fantastic opportunity for a growing family to enjoy space, connection, and a truly special setting. This is a place you'll be proud to call home.