



GRASSROOTS
REALTY GROUP

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157 Wentworth Park SW
Calgary, Alberta

MLS # A2280692



\$799,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,074 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Level, Native Plants, Pie Sh		

Heating:	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Central Vacuum, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Refrigerator in garage landing		

If you've been waiting for the perfect family home in the coveted West Springs community of Springside—tucked away in a quiet cul-de-sac and just a short walk to Saint Joan of Arc K—9 School—your search ends here. This inviting 2-storey, 3-bedroom home offers nearly 2,100 sq ft of developed living space, with a future ready basement for your personal vision. This property checks all the boxes: South backyard; double attached garage; 9's main floor ceilings; main floor powder room; and a spacious front den framed by double glass paned doors. The dining area features a substantial boxout perfect for a sideboard or buffet and will easily accommodate a large table for family gatherings. The open concept kitchen offers ample maple cabinetry, generous counter space, and an island. Compliment that with upgraded stainless-steel appliances including a KitchenAid gas cooktop/electric oven, LG refrigerator with water/ice, and a brand-new LG dishwasher. Original oak hardwood spans the den, hallway, kitchen, and dining room. The family room is bright and airy, offering plush carpet, an impressive 11' cathedral ceiling, a cozy fireplace, a freshly painted mantle, and built-in bookshelves. Four large windows capture sunlight from morning to evening thanks to the home's desirable south facing backyard. Upstairs, all sleeping areas are finished in stunning upgraded white oak engineered hardwood. Double doors lead to the generous primary suite, complete with a 4-piece ensuite and a large walk-in closet. South facing windows once again fill the space with warm natural light throughout the day. Just outside the primary suite is a versatile hallway enclave—ideal as a reading nook, workstation, or even a future upstairs laundry space. A full bathroom with tub/shower combo sits across from a modestly sized bedroom,

while the expansive bedroom over the garage features a huge window and will easily accommodate two children if desired. The outdoor space is equally appealing. Step from the dining area onto the comfortable south exposed deck, then into a yard framed by mature original trees that offer privacy, visual appeal, and shade. The low maintenance yard features a mix of artificial turf and paving stones, with stone planters along the perimeter for perennials or annuals. The wide west side yard is covered in loose stones and currently hosts planter boxes—perfect for herbs or a tidy garden area. A garden shed could easily be accommodated here. Recent mechanical upgrades add peace of mind: a new Keeprite 2-stage, variable speed high efficiency furnace (2025), new humidifier (2025), and a 50-gallon hot water tank (2020). This home has been lovingly maintained. While many finishes are original, they are in excellent condition. It is exceptionally clean, move in ready, and offers tremendous potential for future updates. Renovated homes in the area have sold well above this property's list price—making this an outstanding opportunity and a wonderful place to call home.