



GRASSROOTS
REALTY GROUP

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

115 Wentworth Hill SW
Calgary, Alberta

MLS # A2282384



\$1,250,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,002 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

Welcome to this stunning former Show Home in the highly desirable community of Wentworth Hill SW, offering premium finishes, thoughtful upgrades, and timeless design. This beautifully maintained home features 4 bedrooms, 2.5 bathrooms, and a bright open-concept layout ideal for modern family living and entertaining. Extensive upgrades include custom trim, crown moulding, detailed woodworking, LED lighting, and built-in ceiling speakers. The main floor offers a spacious living area and a private home office, perfect for remote work. The chef-inspired kitchen showcases custom cabinetry, granite countertops, stainless steel appliances, a large central island with wine rack and beverage cooler, tiled backsplash, and a glass-top stove with built-in microwave and oven. The impressive great room features a 20-foot ceiling, oversized windows, a skylight, hardwood flooring, and a striking gas fireplace with a two-storey wood mantel, creating a bright and elegant living space. Upstairs, the primary suite includes dual closets, double vanities with granite countertops, a soaker tub, and a tiled shower. Three additional bedrooms are complemented by a media room, a full bathroom, and a convenient upper-floor laundry room. Enjoy a private backyard retreat with an oversized vinyl deck with glass railing, natural gas BBQ hookup, and a pergola—ideal for outdoor relaxation and entertaining. Recent upgrades include: FOTILE range hood fan, 5-head gas cooktop, kitchen water purification system, whole-house fresh paint, updated interior and exterior lighting, and duct cleaning. A rare opportunity to own a move-in-ready former show home in one of Calgary's most sought-after communities.