



**218 Wentworth Point SW
Calgary, Alberta**

MLS # A2288653



\$1,299,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,446 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, No Smoking Home		

Inclusions: Mudroom refrigerator, Russound audio system, Garage: workbench, silver & black wall cabinets, shoe racks, wall-mounted ski rack, Entertainment unit in bonus room, patio boxes on lower patio, propane fire pit

Nestled on a quiet cul-de-sac in the heart of Wentworth, this exceptional walkout home offers over 3,400 sq. ft. of beautifully developed living space and a rare ravine setting that seldom becomes available. Backing directly onto a lush, treed ravine, the professionally landscaped yard is a private retreat. Mature trees, curated gardens, an irrigation system, and a thoughtfully placed firepit create a serene outdoor escape designed for both peaceful evenings and effortless entertaining. Inside, the updated kitchen showcases granite countertops, a large island, and an open-concept design that flows seamlessly into the main living area. The inviting living room is anchored by a fireplace, while expansive windows capture tranquil ravine views. Upstairs, a spacious bonus room provides flexible family living, alongside three well-appointed bedrooms. The primary suite features a luxurious 5-piece ensuite, complemented by an additional full bathroom on the second floor, and a convenient main floor powder room. The fully developed walkout level adds further versatility with a fourth bedroom that can easily function as a private home office, plus another full bathroom. A triple heated garage with extensive built-in cabinetry completes the home. The location is truly exceptional & just steps from two highly regarded schools and a number of private schools, moments to the many amenities, dining, and shopping of West Springs, with quick access to Stoney Trail for an easy commute across the city or a seamless escape west to the mountains. Ravine properties in this pocket of Wentworth rarely come to market. A rare opportunity to secure an executive walkout in one of Calgary's most sought-after west communities, where privacy, convenience, and lifestyle align beautifully. (Additional updates: New Fridge and dishwasher; Kitchen counter, backsplash,

stove and microwave - 5 years; HWT - two years; Central air -four years; light fixtures replaced throughout; updated upstairs laundry)