



**40 Wentworth Close SW
Calgary, Alberta**

MLS # A2290086



\$849,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, No Back Lane, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

Located on a quiet close in the highly desirable community of West Springs, this beautifully maintained home offers over 1,900 sq ft of above-grade living space plus a fully finished basement. With a bright open-concept main floor, spacious bonus room, and a private backyard perfect for entertaining, this home combines comfort, functionality, and an unbeatable location. The main floor features a bright open-concept layout designed for both everyday living and entertaining. The spacious living room with large windows and a cozy fireplace flows seamlessly into the dining area and kitchen. The kitchen offers stainless steel appliances, granite countertops, a large center island, and pantry storage, creating a practical and welcoming space for family gatherings. A breakfast area overlooks the backyard and provides access to the outdoor deck. Step outside to enjoy the spacious 18' x 12' deck, perfect for summer BBQs, outdoor dining, or relaxing with family and friends. The backyard offers lawn space ideal for children or pets to play while still providing privacy and room to enjoy outdoor living. Upstairs features a large and versatile bonus room filled with natural light, offering an ideal space for a media room, home office, or playroom. The upper level also includes a generous primary bedroom with a walk-in closet and a 4-piece ensuite, along with two additional bedrooms and another full bathroom, providing a functional layout for families. The fully developed basement adds even more living space with a recreation room, an additional bedroom, and a full bathroom, making it perfect for guests, teenagers, or extended family. Located in one of Calgary's most sought-after southwest communities, West Springs is known for its family-friendly atmosphere, excellent schools, and convenient access to amenities and major routes.