



**11 Wentworth Manor SW
Calgary, Alberta**

MLS # A2295756



\$1,088,800

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,426 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Dry Bar, Kitchen Island, Natural Woodwork, No Smoking Home, Primary Downstairs, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Hot Tub As-Is

OPEN HOUSE SAT 1-4PM & SUN 11-2PM Located in the highly desirable neighbourhood of Wentworth, one of Calgary's most sought-after southwest neighborhoods, this exceptional property offers the perfect blend of space, comfort, and convenience. Known for its family-friendly atmosphere, top-rated schools, and quick access to amenities and major routes, West Springs is an ideal place to call home. Proudly offered by the original owners, this home showcases classic curb appeal true to the area, highlighted by a well-maintained exterior, exposed aggregate driveway, and an oversized double attached garage. The roof was replaced in November 2023 with hail-resistant shingles, and central A/C was installed in summer 2023, offering year-round comfort and peace of mind. Boasting over 3,460 sq ft of developed living space, the interior features rich walnut hardwood flooring, recessed lighting, and a stunning two-sided gas fireplace that creates a warm and inviting atmosphere throughout the main living areas. The spacious kitchen is designed for both function and style, complete with a breakfast bar and a generous nook—perfect for family living and entertaining. Upstairs, you'll find well-appointed bedrooms with walk-in closets and custom closet organizers. The primary suite offers a relaxing retreat with a five-piece ensuite, including a soaker tub and separate shower. The fully developed lower level is ideal for entertaining, featuring a dry bar with beverage fridge, a cozy corner gas fireplace in the rec room, and plenty of additional living space. Step outside to your private backyard oasis with a large Trex deck, outdoor fireplace with patio, and hot tub with new cover, all within a fully fenced yard with low-maintenance landscaping and added storage. Additional updates include a new washer and dryer installed in summer 2025. Walk to

three schools, numerous shops, restaurants, and bars, making this home not only spacious and comfortable but perfectly located for everyday convenience. This is a rare opportunity to own a beautifully maintained, extensively updated home in one of Calgary's premier communities.