



**52 Wentworth Crescent SW
Calgary, Alberta**

MLS # A2298432



\$1,629,800

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,315 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Interior Lot, Standard Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Dishwasher and bar fridge in wet-bar, fridge in garage, TESLA EV charger in garage included. NOTE: All window coverings in AS-IS condition, A/C is for upper level only

On a quiet street in Wexford Estates, this is the perfect home for those looking for a little more space and room for everyone, and everything! Offers more than 4900 sqft of thoughtful and practical design. Freshly painted throughout with a very smart floorplan and family friendly layout—the perfect balance between style and function to accommodate family and guests in true comfort. The main level has a practical and open kitchen with huge center island, walk through pantry and eating area, a formal dining room, separate home office/den, laundry/mud room, and a window lined family room with custom built-ins and cozy fireplace. The bright and open upper level features a spacious bonus room wired for surround sound, a loft area that is perfect for a homework or reading area, and 3 bedrooms including an amazing primary complete with walk-in closet, fireplace, dual sinks, air jetted tub and separate steam shower. The lower level has heated floors, full wet bar, recreation and games area, a 4th bedroom, full bath, exercise/playroom PLUS a theatre room. There is central AC, a Tesla EV car charger in the garage, and a landscaped and fenced back yard. Walking distance to elementary and junior high school and all amenities. Every element in every space must be viewed to be appreciated! Tour your new home, today!