



**450 Wentworth Place SW  
Calgary, Alberta**

**MLS # A2301994**



**\$974,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,146 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Central Vacuum (As-is), Hot Tub(As-is), Home Security System, Play Structure		

**CUL-DE-SAC | WEST-FACING BACKYARD | CORNER LOT | FULLY FINISHED BASEMENT** Situated on a quiet cul-de-sac in sought-after West Springs, this well-maintained family home offers an exceptional combination of space, privacy, and natural light. Set on a premium corner lot with mature trees, the expansive west-facing backyard provides a sunny, private outdoor retreat. The main floor features hardwood flooring, crown moulding, and a functional open-concept layout. A dedicated office with French doors is ideal for working from home, while the spacious living room with a gas fireplace and large west-facing windows creates a warm, inviting atmosphere. The kitchen is designed for both everyday living and entertaining, complete with granite countertops, stainless steel appliances, a corner pantry, and an oversized island. The dining nook, with vaulted ceilings and wraparound windows, is filled with natural light. Upstairs, the bonus room with soaring ceilings and a second fireplace offers a versatile family or media space. The primary suite includes a walk-in closet, 5-piece ensuite, and a private balcony overlooking the backyard. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement adds valuable living space with a large recreation room, fourth bedroom, full bathroom, and ample storage. Recent updates include newer appliances, fresh interior paint, modern lighting, added pot lights, and smart home features—providing a move-in ready experience. Ideally located in one of Calgary’s most desirable westside communities, West Springs is known for its strong selection of highly regarded public and private schools, convenient access to a wide range of shopping, restaurants, and fitness amenities, and an abundance of parks, playgrounds, and pathways. With quick access to

Stoney Trail and Bow Trail, you're just minutes to downtown Calgary and approximately 45 minutes to the mountains—offering an exceptional balance of city convenience and outdoor lifestyle.