



**831 85 Street SW  
Calgary, Alberta**

**MLS # A2145747**



**\$699,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, No Neighbours Behind, Street Lighting		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone

**Foundation:** Poured Concrete

**Features:** Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 331

**LLD:** -

**Zoning:** M-G

**Utilities:** -

**Inclusions:** None

Welcome to the quintessential Wentworth Pointe, an upscale project by Trico Homes Inc., nestled in the prestigious community of Wentworth. This luxurious end unit three-storey townhouse has a double attached garage and a contemporary floor plan that blends convenience with elegance. Walking in, you are greeted by an entry-level den or office, perfect for those who work from home or need a quiet space for study. The main floor features 9-foot ceilings and hardwood floors throughout, enhancing the sense of spaciousness and sophistication. The kitchen is a dream, offering raised cabinetry, upgraded stainless steel appliances including a gas stove, quartz countertops, and an island with a flush eating bar. It is designed for both functionality and style, making meal preparation a pleasure. Adjacent to the kitchen is a fabulous dining area, ideal for hosting gatherings or intimate family meals. The living room is a focal point, complete with enough space for a desk or play area, and provides access to a large balcony equipped with a gas line for a BBQ. This outdoor space extends your living and entertaining options, perfect for enjoying Calgary's sunny days. Upstairs, the primary bedroom awaits, featuring a walk-in closet and a 5-piece ensuite. The ensuite includes double sinks with quartz counters, a soaker tub, and a separate tile and glass shower, offering a spa-like retreat within your own home. Two additional generously sized bedrooms share a full bathroom, and the convenience of upper floor stacked laundry adds to the practicality of this well-designed layout. Heading to the fully developed basement, you'll find a versatile space that can serve as a fourth bedroom or guest suite, complemented by a 3-piece bathroom for added convenience. Located in a much-desired area, Wentworth Pointe is just steps away from trendy stores, cafes, and

restaurants, offering a vibrant lifestyle. Its proximity to downtown Calgary ensures a short commute for work or leisure activities, making it an ideal choice for urban professionals and families alike. Don't miss out on the opportunity to view this beautiful townhouse and experience luxurious living in one of Calgary's most sought-after communities. Schedule your showing today and discover all that Wentworth Pointe has to offer!