



**20 Wentworth Square SW
Calgary, Alberta**

MLS # A2150145



\$1,500,000

Division:	West Springs		
Type:	Residential/Duplex		
Style:	4 Level Split, Side by Side		
Size:	3,224 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Garden, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Built-in Microwave

This exceptional property stands out with unparalleled street appeal. The exterior boasts a striking brick facade accented by natural Tyndall stone detailing and remarkable architectural design. Located in a prime spot fronting a large park with a southern rear exposure, it offers abundant community amenities within walking distance. Spanning over 4800 developed square feet, this home includes multiple office spaces ideal for remote work. The open-concept main floor is perfect for entertaining, featuring a massive dining room and an impressive great room with curved windows set into a half turret. The designer kitchen is equipped with high-end appliances and gorgeous maple cabinetry. It has been upgraded with a new microwave, trash compactor, and Phantom Screens on the kitchen doors to the patio. Additionally, the kitchen area includes a newly created coffee/drinks pantry with a new sink, beverage fridge, and modern lighting fixtures, including new LED lights throughout the house. The upper floors offer two large bedrooms, including a luxurious master suite, and a spacious office/flex room that can be used as an additional bedroom. The master bedroom has undergone a complete renovation, featuring a new steam shower, extra cupboards in the closet, and Phantom Screens on the patio door. Additionally, new carpet has been installed from level 3 to level 2. The newly finished and developed lower level is a hub of functionality, featuring a large laundry room. A brand new bathroom, which now features a walk-in shower and extra storage above the toilet. A newly constructed third bedroom with wall-to-wall storage shelves and a wine cellar room add to the allure. A family/TV room with built-in wall cabinetry completes the space. The lower level also features a spacious dressing room that stands out with its thoughtful design and functionality. This

dedicated room features extensive built-ins and a closet setup that provides a ton of built-in storage. The layout can be easily reconfigured to accommodate seasonal wardrobe changes or everyday use, ensuring that everything is neatly organized and accessible year-round. With ample hanging space, drawers, and shelving, the dressing room combines practicality with luxury, making it a standout feature of the home. Additional features include an oversized garage, an elevator that connects all floors, recently serviced for easy access, a built-in bookcase outside the office, new side drapes on large windows in the living area, and a new lighting fixture over the dining table. The outdoor space has been enhanced with upgraded gardening and landscaping, offering a serene and beautiful environment. Built by Beattie Homes using the finest building materials, this property is not only unique but also filled with countless amenities and upgrades that cater to modern luxury living.