



**822 Wentworth Place SW
Calgary, Alberta**

MLS # A2159529



\$975,000

Division:	West Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,526 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage		
Inclusions:	All basement suite appliances (washer/dryer, stove, microwave hood fan, refrigerator, dishwasher, all window coverings)		

Situated in a quiet cul-du-sac steps from St Joan of Arc School, this wonderful West Springs 2 Bed 2 bath 1526 SF Bungalow with an Illegal 2 bed 1 bath suite in the Walk-out basement. Highlights of this open plan home are a covered front porch, soaring vaulted ceilings in the foyer/main hallway, kitchen and living room that are complimented with solid maple hardwood flooring. The main floor den/flex room can also act as a dining room. The functional kitchen has a corner pantry, plenty of cupboards and a raised breakfast bar peninsula. The dining area is framed by a three way gas fireplace and also has a French Door that opens to the East facing deck. Great for barbecuing or enjoying your morning coffee. The living room with vaulted ceilings is also framed by the three way gas fireplace. The spacious Primary bedroom can easily hold a king sized furniture suite and opens to the walk-in closet and 4 piece ensuite bath with glass doored shower, extra large vanity and deep soaker tub. A 2nd bedroom and main floor laundry are located near the garage door at the front of the home. Descend the staircase to the 2 bedroom Illegal suite. Recent updates include a refreshed kitchen with newer stainless steel appliances, newer cupboards and quartz counters. Luxury Vinyl plank flooring throughout the walk-out level. 2 large bedrooms, a 4 piece bath and lower level laundry. The functional open plan rec room/dining area offers many options for furniture placements. The lower level French door opens to the spacious pie-shaped backyard that sides onto the community walking path. Double attached garage to keep your vehicles warm and dry. Easy access to the shops on 85th Street, local public and private schools, Stoney Trail and the Mountains.