



**39 Wentworth Close SW
Calgary, Alberta**

MLS # A2184303



\$899,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 sq.ft.	Age:	2001 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: n/a

High Ceiling 's vaulted ceilings and big bright west windows allow natural light into open, connected living areas. Hardwood flooring, fireplace, main floor den, central A/C, refreshed basement, 4 bedrooms, 3.5 baths, large foyer, and mud room entrance from. Granite kitchen with lots of counter prep and storage area overlooking roomy living/dining areas. Two spacious secondary bedrooms and a vaulted 'x 10'x 10' primary bedroom with generous 15' x 9' - 5 piece en suite. Bright functional basement with 4th bedroom, 3-piece bath(heated floors), family room, games area and laundry room with sink. The sunny, treed west yard looks down the fence line between other homes adding privacy and blue-sky vistas. A short stroll to schools, playgrounds, shops, restaurants, and parks. Recent updates:2019 roof - class 4 shingles, refrigerator; 2020 garage door and opener; 2021 attic insulation, basement completely redone, gas stove; 2023 new flooring (2nd floor and office), many new paints, noiseless exhaust fans, electric blinds, light fixtures, sensor stair lights, storage sheds; 2024 screen doors, 12'x16' wood deck, metal pergola with covering and blinds.