



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

80 Wentworth Crescent SW
Calgary, Alberta

MLS # A2198395



\$985,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,380 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Chandelier, French Door, Kitchen Island, No Smoking Home, Steam Room		

Inclusions: N/A

HUGE PRICE REDUCTION...Welcome to West Springs, a vibrant yet quiet community in SW accessible to lots of amenities, roadways and three schools. This immaculate detached 4 bedrooms plus bonus room with over 3300 SF of applied living space on 3 levels was built in 2004 and comes with front attached double garage with tons of storage space. Main level carries the phenomenal features including large living room with pot lights, a gas fireplace with masonry work, beautiful kitchen with granite countertops, SS appliances and hardwood cabinetry. A breakfast nook adds additional elegance with lots of natural light. Kitchen patio door leads to deck and a mature, quiet backyard. Second floor has 3 bedrooms including a fairly large master with 5-pc ensuite, and another 4-pc bath. A large bonus room (250 SF) provides a luxury to enjoy with your family. Basement has another bedroom with a 3-pc ensuite, a wet bar and an office. RECENT UPGRADES INCLUDE NEW LED POT LIGHTS, 3 NEW TOILETS, SINKS, WATER FAUCETS, NEW CULLIGAN WATER FILTER SYSTEM, NEW LIGHTS THROUGHOUT THE HOUSE, NEW CHANDELIER, NEW HOOD AND FRIDGE, NEW DISHWASHER (BOSCH), and NEW HOT WATER TANK. This is a great property with great value. Book your appointment today!