



**GRASSROOTS**  
REALTY GROUP

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**63 Wentworth Crescent SW**  
**Calgary, Alberta**

**MLS # A2209392**



**\$924,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,350 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island		

<b>Inclusions:</b>	N/A
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**\*\*OPEN HOUSE\*\*** Sunday, April 13th 1-4pm. Beautiful two storey home located in the heart of Wentworth. Situated on a corner lot with plenty of parking on a quiet street surrounded by semi-estate homes. This home features over 3,400sqft of living area, a main floor with stylish slate flooring throughout, 9ft ceilings, open to below entry, an open concept floorplan with a large dining room, huge sunken living room and updated kitchen with stainless steel appliances, full height contemporary white cabinets, island with raised eating bar and walk-through pantry. Main floor laundry room, 2pc bathroom and a large walk-in mudroom closet with plenty of room for all the family's jacket and shoes. The upper level features a large primary bedroom with walk-in closet and 5pc ensuite including his and her raised vessel sinks, separate shower and jetted soaker tub. Two other good sized bedrooms, full 4pc bathroom and a huge bonus room with an additional flex area. The basement is fully finished with just under 9ft ceilings, a large recreation room, a raised family area, 3pc bathroom and plenty of storage. Large backyard with a stone patio and lots of rooms for the kids to play. Other features include a double attached garage with exposed aggregate driveway, loaded with large windows throughout bringing in great natural light, upgraded lighting fixtures and fresh paint touch-ups throughout. Located within a few blocks from two schools, minutes from shopping and restaurants and easy access to major transportation routes. This is a must-see home. Make your private showing today.