



GRASSROOTS
REALTY GROUP

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

210 Wentworth Place SW
Calgary, Alberta

MLS # A2211668



\$859,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,866 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscape		

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

Features: Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: TV Bracket & Arm, Security Cameras, Cabinets in Mudroom, All Area Rugs, Underground Sprinklers.

OPEN HOUSE on Saturday April 19th @ 2-4pm NESTLED ON A QUIET CUL-DE-SAC in the heart of sought-after West Springs, this beautifully maintained FULLY FINISHED home offers timeless elegance, thoughtful upgrades, in a PRIME LOCATION with LUSH LANDSCAPING and stunning outdoor living! You're welcomed inside by a bright and open Foyer w/ an organized closet, and rich MAPLE HARDWOOD that flows throughout. This open-concept living space is perfectly complemented by stylish SHUTTERS and natural light that pours in from the large windows. At the heart of the home is the spacious KITCHEN, featuring classic MAPLE CABINETRY, a central raised eat-up ISLAND for gathering and prep, a CORNER PANTRY, and upgraded lighting. The adjacent Dining area has easy access to the PRIVATE BACK DECK through a Phantom screen door—perfect for entertaining guests or evening BBQs. The cozy Living Room offers a beautiful GAS FIREPLACE w/ modern white mantle for those chilly Calgary evenings. Completing the main level is an updated 2-PC POWDER ROOM adding a touch of luxury with LIMESTONE TILE and a modern vanity, and a tiled MUDROOM with Garage access and convenient main-floor Laundry Room w/ shelves & cabinets. Upstairs, a VAULTED BONUS ROOM with HARDWOOD FLOORING creates the perfect flex space for movie or nights. The private PRIMARY SUITE offers a WALK-IN CLOSET and a gorgeous 4-PC ENSUITE, complete with HEATED FLOORS, a separate SOAKER TUB, TILED SHOWER, and OVERSIZED VANITY with built-in shelving. Two generous secondary bedrooms w/ organized closets share a well-appointed tiled 4-PC BATHROOM w/ heated floors! It gets even better… Downstairs, the FULLY FINISHED BASEMENT adds tons of additional living space with

durable LAMINATE FLOORING, loads of POT LIGHTING, and DRICORE subfloor for comfort and warmth. There's a large Rec Room for entertaining or play, a bright 3-PC BATH with HEATED TILE FLOORS, and AMPLE STORAGE—including a huge storage room and extra space under the stairs. Step outside and fall in love with the PROFESSIONALLY LANDSCAPED BACKYARD, featuring a FIRE PIT area for evening gatherings, a large PRIVATE DECK, garden beds, UNDERGROUND SPRINKLERS, and mature trees including APPLE, CHERRY, PLUM, PEAR, MOCK ORANGE, and PUSSY WILLOWS. This one truly checks all the boxes, the DOUBLE ATTACHED GARAGE is even INSULATED & DRYWALLED for your year-round convenience! Located just minutes from top-rated schools, parks, and local amenities, with quick access to downtown and the mountains — this West Springs gem has everything you've been looking for. Come experience 210 Wentworth Close for yourself… and fall in love with where you live!