

7975 Wentworth Drive SW
Calgary, Alberta

MLS # A2182000



\$729,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,516 sq.ft.	Age:	2001 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Freezer in basement

Welcome to this beautiful family home nestled in the heart of West Springs, one of Calgary's most desirable neighborhoods. Perfectly positioned across the street from the renowned Joan of Arc School and within walking distance of shopping, walking paths, and public transit, this home offers an unbeatable combination of convenience and charm. Step inside to discover a thoughtfully designed main floor that features a cozy living room with a corner gas fireplace, perfect for unwinding with family and friends. The bright and sunny kitchen comes complete with a central island, granite countertops, a walk-in pantry, and a dining nook, overlooking the expansive southwest-facing backyard. This level is designed for both comfort and practicality, making it ideal for family life. Upstairs, you'll find a spacious master suite boasting two closets — a walk-in with a window & a second wall closet — along with a luxurious 4-piece ensuite. Two additional bedrooms, another full bathroom complete this level, offering plenty of space for your family. The partially finished basement includes a fourth bedroom, a completed 4-piece bath, two large windows and a great layout for future development. Recent upgrades include Red Oak Hardwood flooring throughout, Granite counters in the kitchen and bathrooms, Central Air Conditioning for year-round comfort. Outdoors, enjoy a stamped concrete patio and sidewalks, a private front porch with new metal railing, and a double detached garage. The roof shingles were also replaced in 2017, ensuring peace of mind for years to come. Don't miss this rare opportunity to own a gorgeous home. With its prime location, smart layout, and stunning features, this property is a must-see. Book your private showing today and make this dream home your reality!