# \$849,000 - 42 Wentworth Landing Sw, Calgary

MLS® #A2208008

#### \$849,000

3 Bedroom, 3.00 Bathroom, 1,249 sqft Residential on 0.10 Acres

West Springs, Calgary, Alberta

WELCOME HOME! Discover this stunning 1200+ sq. ft. walkout bungalow, perfectly situated in a prime location, backing onto a serene, treed reserve. This executive villa offers a blend of elegance and functionality, featuring hardwood floors, vaulted ceilings, a skylight, and expansive windows that showcase breathtaking ravine views. The main floor boasts a bright flex room ideal for a home office, an island-style kitchen with ample space, a spacious dining area, and a dramatic great room with a cozy gas fireplace and views of the lush surroundings. The primary suite includes a luxurious ensuite with a jetted tub for ultimate relaxation. The beautifully finished walkout basement is perfect for entertaining, complete with a family room, a well-designed wet bar, and two generous bedrooms. Enjoy outdoor living on the main-level deck or the walkout patio, both offering a peaceful retreat amidst nature. Located in Calgary's sought-after West Springs community, you'II be steps away from many amenities, with easy access to downtown. Stylish, sophisticated, and perfectly situated – this home is your dream come true. Welcome home!







Built in 2005

#### **Essential Information**

MLS® # A2208008 Price \$849,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.10
Year Built	2005
Туре	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

# **Community Information**

Address	42 Wentworth Landing Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5X1

# Amenities

Snow Removal
4
Double Garage Attached
2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony		
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped,		
	Low Maintenance Landscape, No Neighbours Behind, Private,		
	Rectangular Lot, See Remarks		
Roof	Asphalt Shingle		
Construction	Stone, Stucco, Wood Frame		
Foundation	Poured Concrete		

#### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	9
Zoning	DC
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office eXp Realty

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