

**117 Wentworth Close SW**  
**Calgary, Alberta****MLS # A2230924****\$845,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,779 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Many Trees, Private		

**Heating:** High Efficiency, Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Laminate, Tile**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** -**Exterior:** Stone, Vinyl Siding**Zoning:** R-G**Foundation:** Poured Concrete**Utilities:** -**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar**Inclusions:** N/A

**OPEN HOUSE:** Saturday, June 14th and Sunday, June 15th 11:00 am - 1:00 pm\*\*\* Located on a quiet crescent in family-friendly West Springs, this beautifully updated 4-bedroom home offers stylish comfort, functional upgrades and a backyard oasis that's truly special. Just steps from St. Joan of Arc School and within walking distance to West 85th shops, parks and dining, this location is ideal for busy families or professionals who value walkability. Inside, the main floor welcomes with a private foyer, updated laminate flooring and a bright open layout perfect for everyday life and entertaining. Gather around the warm ambiance of the gas fireplace in the living room, with stunning views of the backyard. The adjacent dining room flows seamlessly into the outdoors through sliding patio doors, opening up to a spacious 2-tiered deck perfect for al fresco dining and relaxation. Culinary adventures await in the beautifully updated kitchen featuring crisp white cabinetry, new backslash, stainless steel appliances, a corner pantry and a centre island with new quartz countertops with seating for casual meals or conversation. Built-in speakers enhance the atmosphere. A convenient powder room and laundry room complete the main level. Gather in the large bonus room on the upper level with big windows making it ideal as a media lounge, playroom or office. The spacious primary suite offers a walk-in closet and a private ensuite that includes a deep soaker tub and a separate shower. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for kids or guests. The fully finished basement expands your living area with a custom entertainment zone featuring extensive built-ins, an electric fireplace and a fantastic pub-style wet bar with a peninsula island and bar seating for ultimate entertaining! A fourth bedroom with dual closets, a full 3-piece

bathroom and ample storage make this level as practical as it is inviting. Outside, the serene backyard is a private, park-like retreat. Lush landscaping, mature trees and hedges create a peaceful setting, complemented by a 2-tiered deck for lounging and dining and a separate stone firepit area for summer evening under the stars. Additional features include a newer roof, high-efficiency furnace and an insulated, heated, drywalled double garage, new lighting, and brand new carpet. With the recently completed Stoney Trail extension nearby, commuting is easy, and you're just minutes from top-rated schools, West Springs Village, and future amenities at West District's upcoming Central Park—set to include skating, farmers markets, a skatepark, basketball courts, and a seasonal amphitheatre. This is a home that blends location, layout, and lifestyle with care and charm!