

# \$1,098,000 - 3 Wentworth Manor Sw, Calgary

MLS® #A2205389

**\$1,098,000**

4 Bedroom, 4.00 Bathroom, 2,461 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

Welcome to 3 Wentworth Manor SW! Situated on a corner lot of a quiet cul-de-sac, this immaculate 4 bedroom home offers over 3360sqft of interior space and private south backing yard with treed green belt behind. The open concept main floor is flooded with natural light and features walnut site finished hardwood flooring. The spacious living room hosts a gas fireplace flanked by custom built-ins and flows seamlessly to the chef's kitchen with walk-in pantry, curved eating island with granite countertop, stainless steel appliances, and adjacent dining area overlooking the sunny and private south backyard. On the upper level you will find an expansive bonus room and three bedrooms ~ the oversized primary bedroom overlooks the south backyard and features a large walk-in closet and spa-inspired ensuite with dual vanities, soaker tub, large shower and water closet. Bedrooms two and three are both generously sized and share a four piece bath. In the professionally developed lower level you will find a large family room with projection TV and screen, a spacious games area, a fourth bedroom with walk-in closet and a full four piece bath. Not to be missed is the dream garage ~ gas heated, oversized (25'5" x 21'4") and finished with epoxy flooring and extensive cabinetry, and if you need additional parking the new exposed aggregate driveway (2020) can accommodate three vehicles. Located in the West Springs and Westridge School's walk zones, close to playgrounds, pathways,



shopping and dining, with exceptional access to the mountains and downtown Calgary, this exquisite home is truly a must-see!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205389    |
| Price          | \$1,098,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,461       |
| Acres          | 0.12        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3 Wentworth Manor Sw |
| Subdivision | West Springs         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H 5K3              |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | None                                                        |
| Parking Spaces | 5                                                           |
| Parking        | Double Garage Attached, Heated Garage, Insulated, Oversized |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s), Recessed Lighting |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                                                                                                                                               |
| Cooling         | Central Air                                                                                                                                              |
| Fireplace       | Yes                                                                                                                                                      |
| # of Fireplaces | 1                                                                                                                                                        |
| Fireplaces      | Gas                                                                                                                                                      |
| Has Basement    | Yes                                                                                                                                                      |
| Basement        | Finished, Full                                                                                                                                           |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                    |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Private, Corner Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stone, Stucco                                                 |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 6                |
| Zoning         | R-G              |
| HOA Fees       | 270              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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