

915 Wentworth Rise SW
Calgary, Alberta**MLS # A2229757****\$679,900**

Division:	West Springs		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,643 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: TV mount in the living room. Most appliances are newer, some are still under warranty, see remarks

Extremely well-maintained 4 bedroom home with NO CONDO FEES, a double detached garage and a sunny west-facing backyard. Ideally located on a quiet street in the tightly knit community of West Springs within walking distance to everything! The living room is bathed in natural light creating a relaxing atmosphere. Entertain with ease in the well laid out kitchen featuring granite countertops and newer stainless steel appliances (some are still under warranty!) including a new fridge (2025 with warranty till January 2027), microwave (2024), induction range (2020) and dishwasher (2023 with warranty till November 2025). A centre island with breakfast bar seating invites everyone to gather around or host larger events in the adjacent dining room. A rear door leads to the backyard encouraging a seamless indoor/outdoor lifestyle. Retreat at the end of the day to the primary bedroom on the upper level complete with a large walk-in closet and private 4-piece ensuite. Both additional bedrooms on this level are spacious and bright, sharing the second 4-piece bathroom. A family room in the finished basement is a great versatile space for movies, games, work, play or hobbies. Conveniently a 4th bedroom and another full bathroom with an updated 60" shower are also on this level further adding to the flexibility of the fantastic additional level. Additional upgrades include newer roof shingles (2022), a newer hot water tank (2022), a water softener and a sump pump. The west-facing backyard entices casual summer barbecues on the expansive deck while kids and pets enjoy the large yard. This outstanding home is in an unsurpassable location within walking distance to schools, numerous parks and both West 85th and West Springs Village with tons of restaurants, boutique shops, quaint cafes and a variety of professional services. Coming soon to the area is Truman

West District Central Park consisting of 8.4 acres of parks and pathways plus ice skating, farmers markets, events, a skatepark, basketball courts, concerts and festivals at the outdoor amphitheatre and so much more! When you do need to leave the neighbourhood enjoy the easy access to the recently completed Stoney Trail extension.