

**113 Wentworth Close SW  
Calgary, Alberta**
**MLS # A2250256**


# \$879,000

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,877 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		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

OPEN HOUSE 1-3PM SUNDAY AUG 24. Situated on a quiet street in Wentworth, this exceptional residence is within walking distance to both top-rated Public and Catholic schools. Designed with a contemporary cabin aesthetic and enhanced with luxury upgrades, the home offers comfort and sophistication throughout. The welcoming entry is adorned with wainscoting detail, leading to a main floor office and a spacious living area featuring vaulted ceilings, exposed wood beams, and a fireplace. The kitchen boasts a remodeled central island and newer stainless-steel appliances. A convenient powder room and laundry room complete the main level. An upgraded staircase leads to the upper level, where the primary suite includes a walk-in closet and a private en-suite with a barn door feature. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for kids or guests. All bedrooms and closets are fitted with solid wood doors. The fully developed basement features an additional bedroom, complete with custom wood cabinetry, a walk-in closet, and a spa-inspired bathroom featuring a programmable heated floor, glass-enclosed luxury shower, bidet toilet, and a remote-controlled fireplace. The low-maintenance backyard features a beautiful gazebo, creating a peaceful spot to enjoy summer evenings. With full fencing for privacy, it's the perfect setting for family BBQs, outdoor dinners, or simply relaxing while the kids and pets play. Additional highlights include, Central Air Conditioner (2024), Furnance (2024), Hot Water Tank (2023), Stove (2025), Washer (2025), Dryer (2025), Interior Paint (2025), Renovated Main Bathroom, Heated Garage with a foam-insulated roof, Premium Ultra-Quiet Garage Door, Newer Roof, Newer Fridge, Newer Dishwasher.