

# \$1,398,000 - 70 Wentworth Grove Sw, Calgary

MLS® #A2212110

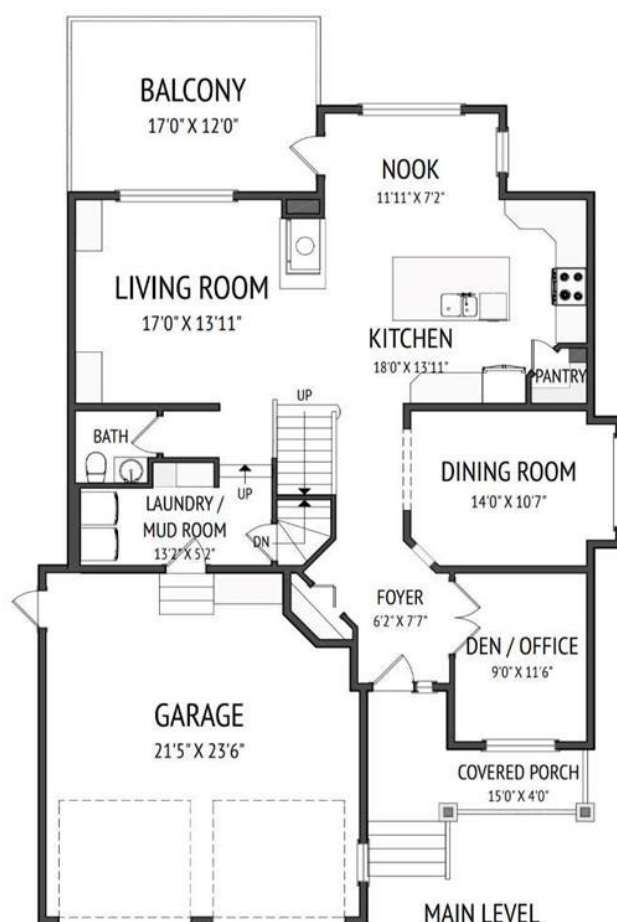
**\$1,398,000**

4 Bedroom, 4.00 Bathroom, 2,750 sqft

Residential on 0.13 Acres

West Springs, Calgary, Alberta

A rare find! Beautifully maintained & upgraded two storey walk-out with 3,800 sq ft of wonderful living space on 3 levels. A choice, west exposure cul-de-sac lot in the heart of Wentworth Estates, backing directly onto a private grove of trees. Stepping into the great room & kitchen, you'll truly appreciate the value of this great location - the open floor plan & full-size picture windows bring the stunning forest views right into the home. The recently renovated kitchen features a beautiful quartzite island with 4-stool breakfast bar, quartzite countertops, silgranit sink, top-of-the-line appliances, lighting & plumbing fixtures, a step-in pantry, plenty of cupboard & countertop space. Full-size dining nook for family meals or step out onto the oversized, private deck to enjoy a sunset dinner. A 3-sided fireplace connects the kitchen and the great room which is highlighted with a gorgeous feature wall finished with handcrafted, on-site millwork. Completing the main floor is the formal dining room, home office, ½ bath, spacious laundry & mudroom with direct access to the oversized, double garage (extra storage & room for a workbench). The upper level is one of Landmark Homes most popular designs with a stunning bonus room – custom feature wall with incumbent lighting & built-in entertainment center, gorgeous corner fireplace trimmed in custom stone & a unique, full length storage & window bench. Tucked off to the side is a separate work-out room or 2nd home office.



Three bedrooms including a beautiful primary suite with spa-style 4 piece ensuite (jetted soaker tub), 4 piece bathroom, oversized closets & plenty of storage. The lower level walk-out is fully developed – a great space for teenagers, entertaining & games with in-floor heating, 3 piece bath, custom finished cedar sauna, large bedroom or crafts room, utility & storage. Step out onto the exposed aggregate patio & into the beautifully landscaped, private yard. Many recent upgrades throughout include: professionally painted interior, premium carpet on upper & lower levels, shingles in 2023, Epoxy floor sealer in garage & 2 new overhead doors. Great location, just a 5 minute walk to Co-op & the West Springs shops & restaurants, 20 minutes to downtown & new direct access to Stoney Trail & west to the mountains! Absolute pride of ownership inside & out. Long-time owners are downsizing, pick your possession & move right in. Great home! Great value!!

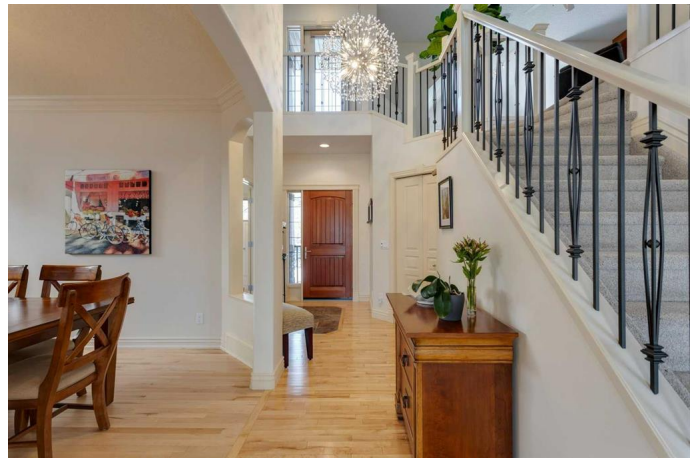
Built in 2003

### Essential Information

MLS® #	A2212110
Price	\$1,398,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,750
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	70 Wentworth Grove Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5K4



### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s), Bookcases, Jetted Tub
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Mantle, Other, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	270
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                    The Home Hunters Real Estate Group Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.