

8631 Wentworth Drive SW
Calgary, Alberta

MLS # A2329238



\$1,250,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,742 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: n/a

Rare south-backing lot onto green space and mature trees, in one of Wentworth's most sought-after pockets. This two-storey has a main floor built for real life: a large modern kitchen with stainless steel appliances, and a walk-through pantry with custom shelving, opening to an oversized great room that looks out over the meticulously landscaped yard. The dedicated main-floor den with custom cabinetry is set up for two work stations. Hardwood runs through most of the main floor and the entire upper level, where a huge bonus room with built-in entertainment centre anchors the space. The primary suite is massive, with room for a seating area and a 5-piece ensuite featuring a corner soaker air tub, separate shower, and two sinks. Both additional bedrooms have spacious walk-in closets. The fully finished basement adds a fourth bedroom and a full bath with steam shower. Outside, a two-tier deck with central gas fireplace, radiant heaters, and outdoor speakers sits within stunning landscaping — built for evening entertaining. Insulated double attached garage and stone and stucco exterior. And then there's the location: West Springs School (K-4) and West Ridge School (5-9) sit directly across the street, so the school run is a walk out the front door — no driving, no drop-off line, and a decade of it handled. West 85th's shops and restaurants are minutes away, with quick downtown access via Bow Trail. A rare opportunity in a location that seldom comes available.