

# \$849,000 - 42 Wentworth Landing Sw, Calgary

MLS® #A2208008

**\$849,000**

3 Bedroom, 3.00 Bathroom, 1,249 sqft  
Residential on 0.10 Acres

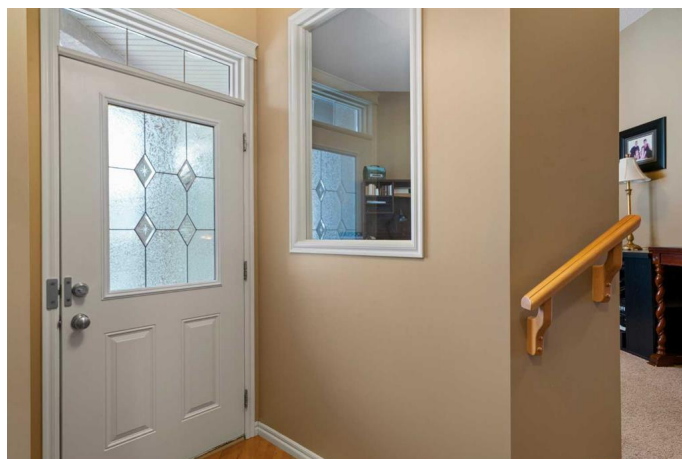
West Springs, Calgary, Alberta

WELCOME HOME! Discover this stunning 1200+ sq. ft. walkout bungalow, perfectly situated in a prime location, backing onto a serene, treed reserve. This executive villa offers a blend of elegance and functionality, featuring hardwood floors, vaulted ceilings, a skylight, and expansive windows that showcase breathtaking ravine views. The main floor boasts a bright flex room ideal for a home office, an island-style kitchen with ample space, a spacious dining area, and a dramatic great room with a cozy gas fireplace and views of the lush surroundings. The primary suite includes a luxurious ensuite with a jetted tub for ultimate relaxation. The beautifully finished walkout basement is perfect for entertaining, complete with a family room, a well-designed wet bar, and two generous bedrooms. Enjoy outdoor living on the main-level deck or the walkout patio, both offering a peaceful retreat amidst nature. Located in Calgary's sought-after West Springs community, you'll be steps away from many amenities, with easy access to downtown. Stylish, sophisticated, and perfectly situated – this home is your dream come true. Welcome home!

Built in 2005

## Essential Information

MLS® #	A2208008
Price	\$849,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	42 Wentworth Landing Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5X1

### **Amenities**

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	1
Zoning	DC
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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