

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

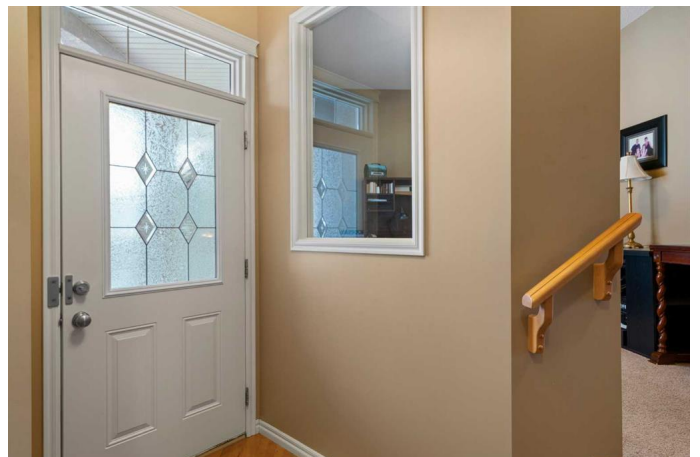
MLS® #A2208008

**\$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
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.