



**Mark D. Evernden**  
 ENGEL & VOLKERS CALGARY  
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 Cell: 403-829-3776  
 140 - 215, 9 AVENUE SW

123 WENTWORTH CR SW

C4142066 Active

LP: \$798,800



<b>Class:</b>	Detached	<b>Area:</b>	DOM: 1 Calgary
<b>Type:</b>	Detached	<b>Zone:</b>	Zone W
<b>Style:</b>	Bungalow	<b>Community:</b>	West Springs
<b>Year Built:</b>	2005	<b>Postal Code:</b>	T3H 5V1
<b>LINC:</b>	0030455993	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	0411344	<b>Possession:</b>	11/30/2017 NEG
<b>Blk:</b>	24	<b>Lot:</b>	12
<b>Land Use Code</b>	R-1	<b>Taxes:</b>	\$4615/2017
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	0
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>	

Step into this gorgeous 3 bdrm 2.5 bthrms bungalow, w/ over 3000 sqft, & situated on a corner lot in the well-established community of Wentworth. The grand foyer greets you, welcoming each guest into the spacious main floor living quarters. Boasting exceptionally high cathedral ceilings & an effortless walkthru layout from the formal dining room, living room, & into the kitchen. Gorgeous hardwood floors flow seamlessly thru out the living space. The gourmet kitchen can inspire any chef w/ granite countertops, ample cabinet space, & stainless steel appliances. The large windows flood your home w/ natural light, ensuring that your friends & family feel welcomed into every room. The spacious main-floor master suite features a large walk-in closet & 6 piece en-suite bthrm w/ his & her sinks, large walk-in shower w/ double shower heads, corner jacuzzi tub w/ waterfall feature, & heated floors. The lower living area is complete w/ 2 large bdrms, a full bthrm, & large rec/media room great for family movie nights

<b>Bedroom</b>	13'0" x 10'8"	L	<b>Bkfst Nook</b>	9'8" x 16'0"	U	<b>Bedrooms:</b>	Above: 1 /Ttl:3	<b>Baths:</b>	Full: 2 Half: 1
<b>Family Rm</b>	19'10" x 16'4"	L	<b>Laundry</b>	12'7" x 6'2"	U		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>
<b>Mstr Bed</b>	15'9" x 12'5"	U	<b>2nd FR</b>	11'1" x 24'6"	L	<b>Bathrooms:</b>	1	0	1
<b>Bedroom</b>	10'8" x 10'6"	L	<b>Dining Rm</b>	9'9" x 14'1"	U	<b>Ensuite:</b>	0	0	0
<b>Kitchen</b>	9'8" x 16'0"	U	<b>Living Rm</b>	12'5" x 15'0"	U	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
<b>Other</b>	8'9" x 8'3"	L	<b>Utility Rm</b>	13'6" x 17'6"	L	<b>Main:</b>	142.4	1533.00	
						<b>Upper:</b>	142.4	1533.00	
						<b>AbGd:</b>	142.4	1533.00	
						<b>Lowr:</b>	140.2	1509.00	
						<b>Total A.G.:</b>	142.4	1533.00	

<b>Basement:</b>	Full/Fully Finished	<b>Heating:</b>	Forced Air-1	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Irregular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	493		
<b>Exterior:</b>	Stone, Stucco	<b>Frntg x Depth:</b>	20x33		
<b>Roof Type:</b>	Asphalt Shingles	<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood		
<b>Front Exp:</b>	South				
<b>Parking:</b>	Encl: 2 Total: 4 Double Garage Attache	<b>Garage Dim:</b>			
<b>Features:</b>	Deck, No Smoking Home, Skylight, Swirlpool Bath (Jacuzzi), Vaulted Ceiling, Wall Unit-Built-In, Windows - Vinyl				
<b>Goods Included:</b>	Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, See Remarks, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Window Coverings-All				
<b>Goods Excluded:</b>	Over head projector, will be replaced with another.				
<b>HOA Fee Incl:</b>					

Listed By: ENGEL & VOLKERS CALGARY

List Date: October 15, 2017



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New Listing

October 15, 2017

Status

A

