

12 Wentworth Close SW  
Calgary, Alberta

MLS # A2214666



**\$900,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,864 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks		

**Inclusions:** N/A

Welcome to 12 Wentworth Close, situated in the highly desirable community of West Springs, Calgary. West Springs is renowned for its exceptional amenities, top-rated schools—including Saint Joan of Arc School, West Ridge School, Webber Academy, and Calgary French & International School—and beautiful parks and green spaces. Residents benefit from abundant shopping and dining opportunities at nearby West 85th and Aspen Landing, along with recreational facilities such as Westside Recreation Centre and WinSport's Canada Olympic Park. Additionally, convenient access to major roadways like Bow Trail and the upcoming Ring Road makes commuting to downtown or heading to the mountains effortless. This fully renovated home has undergone thoughtful and extensive upgrades totalling over \$120,000, ensuring modern comfort and easy maintenance. From the street, the property impresses immediately with exterior improvements including a new C4 roof (2024), updated eavestroughs and siding (2024), new doors, windows, and a garage door (2024), complemented by a professionally landscaped, low-maintenance front yard. Inside, the home offers a welcoming, bright environment highlighted by a fully updated kitchen equipped with new cabinetry, quartz countertops, contemporary backsplash, stainless steel appliances, and a spacious central island ideal for family gatherings and entertaining. Further enhancements include freshly painted interiors, professional popcorn ceiling removal, luxury vinyl plank flooring throughout the main level, and energy-efficient LED potlights. The living room is defined by soaring ceilings, large windows, and an elegant stone fireplace, creating a warm, inviting atmosphere perfect for both everyday living and hosting guests. Newly installed air conditioning (2024) ensures comfortable temperatures year-round.

Combining an ideal location, exceptional community benefits, and modern renovations, 12 Wentworth Close is truly a standout property. Schedule your private viewing today to experience everything this home has to offer.