\$1,098,000 - 3 Wentworth Manor Sw, Calgary

MLS® #A2205389

\$1,098,000

4 Bedroom, 4.00 Bathroom, 2,461 sqft Residential on 0.12 Acres

West Springs, Calgary, Alberta

Welcome to 3 Wentworth Manor SW! Situated on a corner lot of a quiet cul-de-sac, this immaculate 4 bedroom home offers over 3360sqft of interior space and private south backing yard with treed green belt behind. The open concept main floor is flooded with natural light and features walnut site finished hardwood flooring. The spacious living room hosts a gas fireplace flanked by custom built-ins and flows seamlessly to the chef's kitchen with walk-in pantry, curved eating island with granite countertop, stainless steel appliances, and adjacent dining area overlooking the sunny and private south backyard. On the upper level you will find an expansive bonus room and three bedrooms ~ the oversized primary bedroom overlooks the south backyard and features a large walk-in closet and spa-inspired ensuite with dual vanities, soaker tub, large shower and water closet. Bedrooms two and three are both generously sized and share a four piece bath. In the professionally developed lower level you will find a large family room with projection TV and screen, a spacious games area, a fourth bedroom with walk-in closet and a full four piece bath. Not to be missed is the dream garage ~ gas heated, oversized (25'5" x 21'4") and finished with epoxy flooring and extensive cabinetry, and if you need additional parking the new exposed aggregate driveway (2020) can accommodate three vehicles. Located in the West Springs and Westridge School's walk zones, close to playgrounds, pathways,







shopping and dining, with exceptional access to the mountains and downtown Calgary, this exquisite home is truly a must-see!

Built in 2003

Essential Information

MLS® # A2205389 Price \$1,098,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,461 Acres 0.12

Year Built 2003

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 3 Wentworth Manor Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5K3

Amenities

Amenities None

Parking Spaces 5

Parking Double Garage Attached, Heated Garage, Insulated, Oversized

of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s),

Recessed Lighting

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Private, Corner Lot

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 16th, 2025

Days on Market 6

Zoning R-G

HOA Fees 270

HOA Fees Freq. ANN

Listing Details

Listing Office Sotheby's International Realty Canada

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