

# \$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	4
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.