

**8522 Wentworth Drive SW**  
**Calgary, Alberta**

**MLS # A2222997**



**\$589,996**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,589 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Air Conditioner

Stunning Corner-Lot Home in Coveted West Springs 8522 Wentworth Drive SW, Calgary This beautifully maintained corner-lot Semi-detached home offers the perfect blend of space, light, and location in highly desirable West Springs! HOME HIGHLIGHTS: • Sun-filled corner unit with exceptional natural light & privacy • Gorgeous 9' ceilings & rich hardwood floors throughout main level • Chef-friendly kitchen with abundant storage & counter space • Spacious great room with cozy gas fireplace + sunny informal dining area • 3 generous bedrooms upstairs, including a lavish primary suite with walk-in closet & ensuite • Convenient upper-floor laundry • Fully developed basement with 4th bedroom, full bath & family room ?? OUTDOOR & LOCATION PERKS: • Private patio & single attached garage • Steps to top-rated schools: St. Basil Elementary/Jr High (Catholic) & West Springs School (CBE) • Walk to groceries, cafes, restaurants, LRT & West Side Rec Centre • Quick access to 85th St shops & Westhills amenities WHY YOU'LL LOVE IT: "Rare corner unit with premium finishes in one of Calgary's most walkable, family-friendly communities!" Don't miss this move-in-ready gem in one of Calgary's best neighbourhoods!