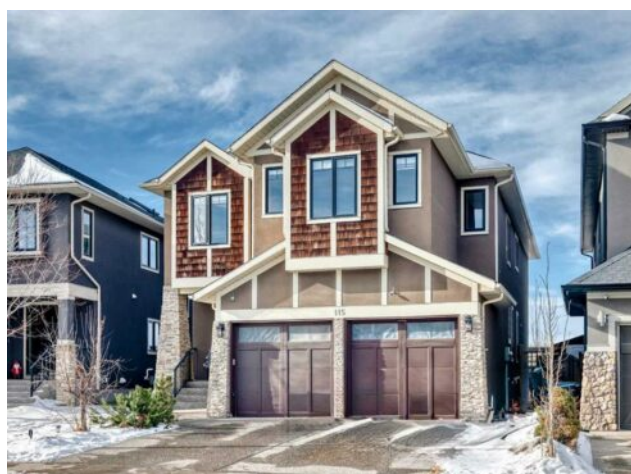


115 Wentworth Hill SW  
Calgary, Alberta

MLS # A2282384



**\$1,250,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,002 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Private, Rectangular Lot		

<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>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** None

Welcome to this stunning former Show Home in the highly desirable community of Wentworth Hill SW, offering premium finishes, thoughtful upgrades, and timeless design. This beautifully maintained home features 4 bedrooms, 2.5 bathrooms, and a bright open-concept layout ideal for modern family living and entertaining. Extensive upgrades include custom trim, crown moulding, detailed woodworking, LED lighting, and built-in ceiling speakers. The main floor offers a spacious living area and a private home office, perfect for remote work. The chef-inspired kitchen showcases custom cabinetry, granite countertops, stainless steel appliances, a large central island with wine rack and beverage cooler, tiled backsplash, and a glass-top stove with built-in microwave and oven. The impressive great room features a 20-foot ceiling, oversized windows, a skylight, hardwood flooring, and a striking gas fireplace with a two-storey wood mantel, creating a bright and elegant living space. Upstairs, the primary suite includes dual closets, double vanities with granite countertops, a soaker tub, and a tiled shower. Three additional bedrooms are complemented by a media room, a full bathroom, and a convenient upper-floor laundry room. Enjoy a private backyard retreat with an oversized vinyl deck with glass railing, natural gas BBQ hookup, and a pergola—ideal for outdoor relaxation and entertaining. Recent upgrades include: FOTILE range hood fan, 5-head gas cooktop, kitchen water purification system, whole-house fresh paint, updated interior and exterior lighting, and duct cleaning. A rare opportunity to own a move-in-ready former show home in one of Calgary's most sought-after communities.