

59 Wentwillow Lane SW
Calgary, Alberta

MLS # A2165604



\$2,400,000

Division:	West Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,440 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscaping		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,600
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions: N/A

RARE WALKOUT BUNGALOW SET AMIDST THE ULTIMATE PRIVATE SETTING | \$175,000 LANDSCAPING PACKAGE COMPLETE WITH A TRANQUIL STREAM RUNNING THROUGH THE YARD | HIGH END UPGRADES FROM TOP TO BOTTOM | OUTDOOR FIREPLACE AND LANDSCAPING THAT DREAMS ARE MADE OF | OVERSIZED 3 CAR GARAGE | OVER 4,800 Sq. Ft. OF LIVING SPACE | Welcome to this unparalleled architectural masterpiece in the tranquil enclave of Wentworth. This exquisite bungalow seamlessly blends modern design with sophisticated comfort, offering spectacular views and countless upscale features. As you step inside, you're greeted by an expansive open layout adorned with soaring ceilings. The elegant great room flows effortlessly into a chef-caliber kitchen and dining area, complete with a custom fireplace and doors that open to a stunning outdoor patio featuring a stone-surround fireplace and a warranty-backed deck. The custom chef's kitchen is a culinary dream, outfitted with premium stainless steel appliances, a built-in refrigerator, a gas stove, and exquisite cabinetry. Enjoy al fresco dining on the spacious west-facing patio, or retreat to the large backyard, where you can take in breathtaking vistas of Patterson's protected environmental green space. This thoughtfully designed bungalow includes a generous built-in mudroom, a stylish powder room, and a private office. The tranquil master suite features a boutique-worthy walk-in closet, while the decadent en suite boasts a grand glass shower with a rain head, a serene stone soaker tub with custom built-ins, and dual sinks. The lower level walkout offers an oasis of relaxation and entertainment, reminiscent of a five-star resort. With heated floors, this space includes a recreation room, a restaurant-quality bar, a cold cellar, 3 generously sized

bedrooms, and a Jack & Jill four-piece bath. The attached garage provides ample parking and storage solutions. While this home offers the utmost privacy, it's conveniently located just a short drive from shops, restaurants, schools, and the scenic Bow River, with easy access to Downtown and the majestic Rocky Mountains. This is a home that must be seen to be fully appreciated!