

## 70 Wentworth Terrace, SW



## Wentworth of West Springs



Large enough to comfortably seat 8 with a thoughtful hutch niche, attractive wainscoting, handsome crown moulding, hand-scraped hardwood and an elegant chandelier, this formal dining room is a great space for hosting dinner parties.





Rich hardwood floors continue to the great room where a wood fireplace takes center stage with a dramatic cream mantle. This room is surrounded by French doors: leading into the kitchen, the front hall and onto the back deck, creating a bright, airy feeling while allowing for privacy and noise control when the need arises.





Outfitted with chic granite counters, timeless white cabinetry, premium stainless steel appliances, stylish subway tile backsplash, built-in speakers and a beautiful lighting package including sleek pendant lights, this kitchen is sure to delight the chef of your home.





With contemporary deep pile carpeting, a large window with storage bench and plenty of space for some comfortable furniture, this bonus room is a great space for spending some time with the family!



This room invites you to enjoy tranquility and quiet - the master bedroom is a serene escape with plenty of space for all of your bedroom furniture, a sitting area overlooking the rear yard and a private jet-tub ensuite.



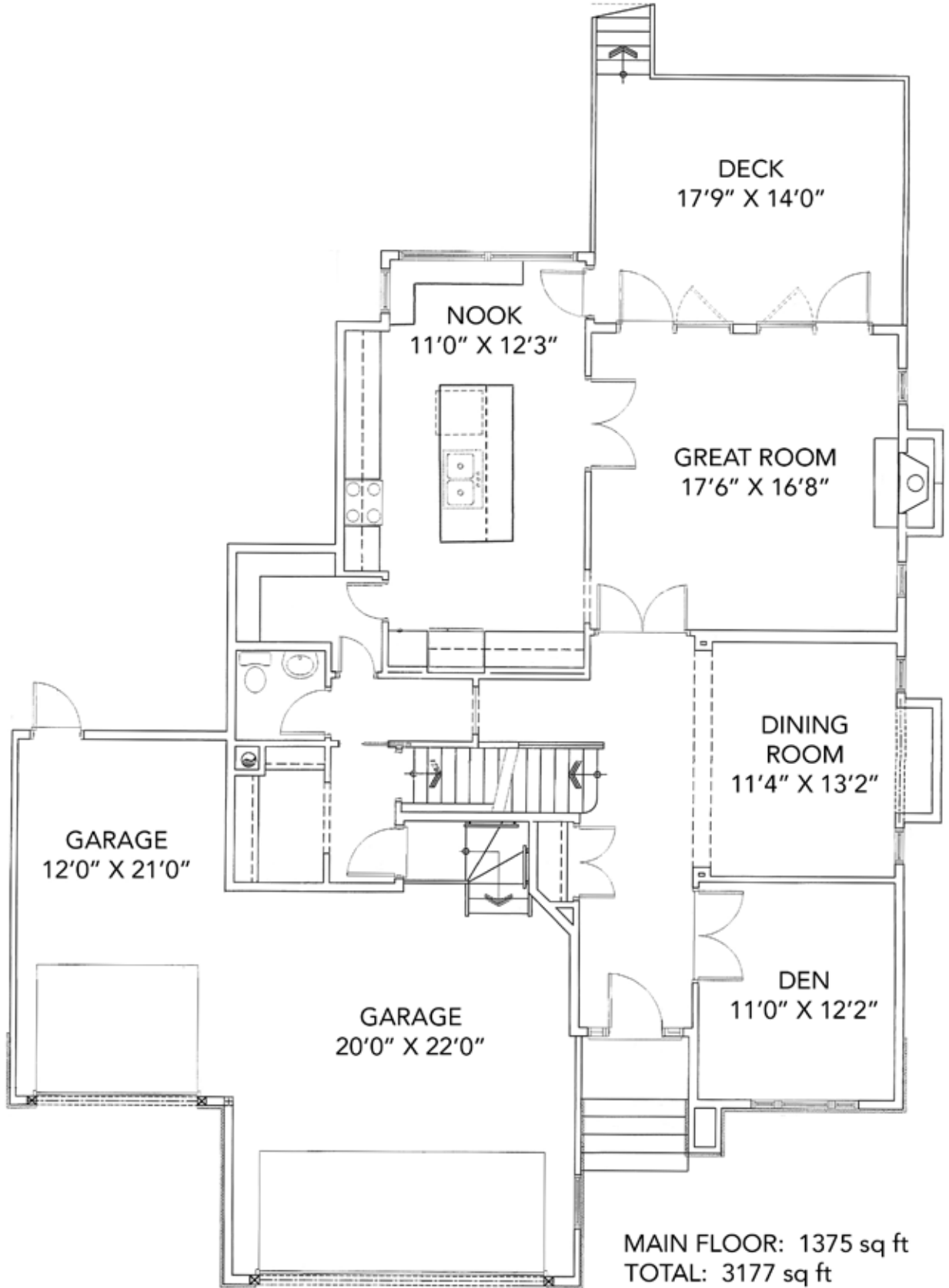
The lower level is a true daylight basement, and offers plenty of open playspace! Let the kids rule the roost down here, or set up a big screen TV and a games table of your choice - either way, this space promises to be one full of casual family fun.

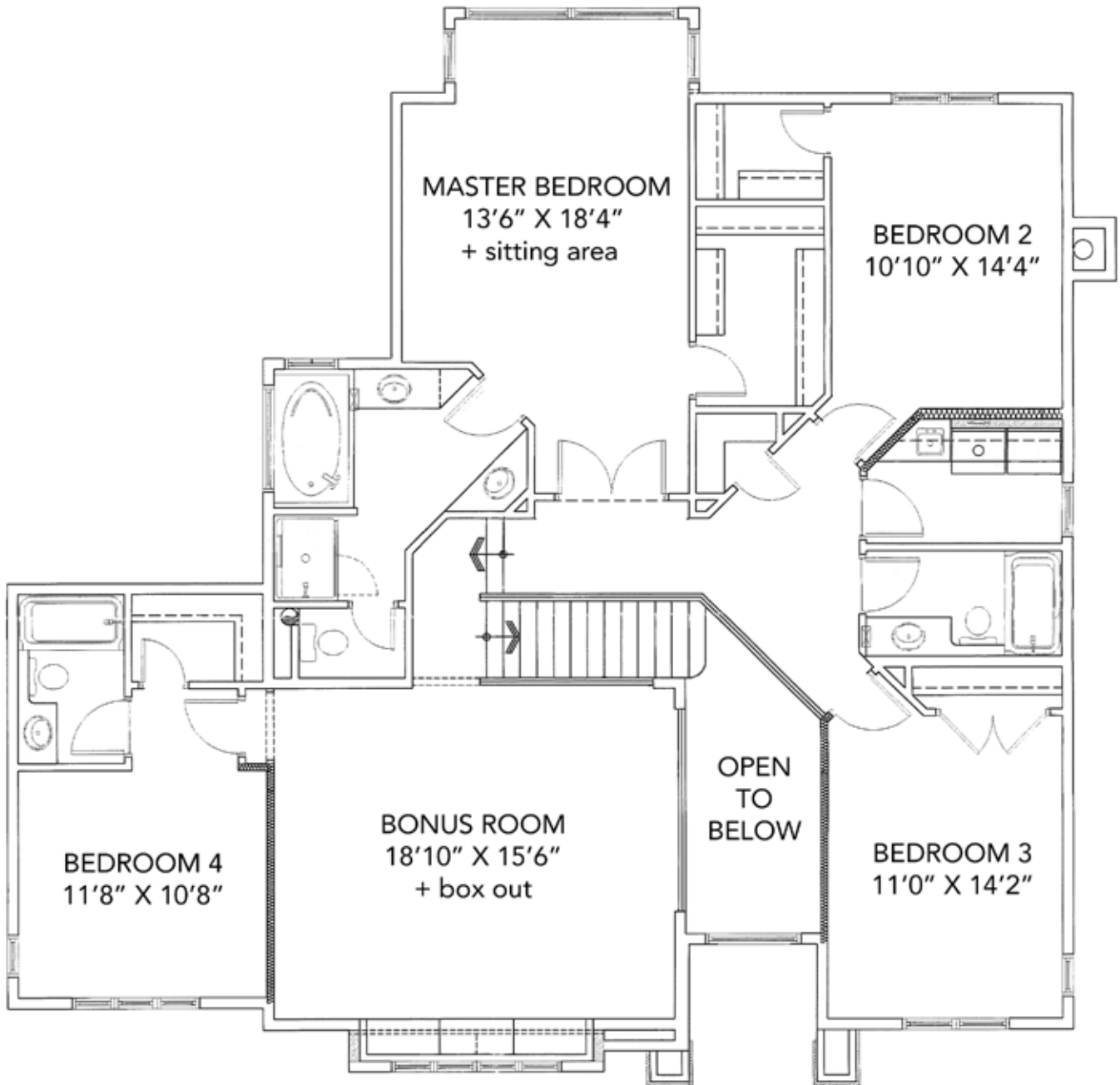




Sitting atop an impressive 154' deep lot, this home offers a sunny South backyard with plenty of open playspace, a firepit for those cooler summer nights, a fabulous deck for barbequing and maturing trees.







UPPER FLOOR: 1802 sq ft

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**DESCRIPTION OF PROPERTY**

**Lot(s) 10 31**  
**Block 31**  
**Plan 061 1060**

I, Dennis G. Clayton, Alberta Land Surveyor do hereby certify that the survey represented by this plan is true and correct to the best of my knowledge, and has been carried out in accordance with the Alberta Land Surveyors' Association Manual Of Standard Practice, as of the date of this Report. I am of the opinion that:

- The Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 7.6 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property.
- The improvements are entirely within the boundaries of the property, except \_\_\_\_\_.
- No visible encroachments exist on the Property from any improvement situated on an adjacent property, except \_\_\_\_\_ and \_\_\_\_\_.
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except \_\_\_\_\_.

- Title information is based on a title search dated \_\_\_\_\_ February 9th A.D. 2008. C of T. No. 071 400 095. The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
- Distances are in metres and decimals thereof.
- This document is not valid unless it bears an original signature (in blue ink) and a red Vista Geomatics Ltd. permit stamp.
- Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

- Date of Survey: January 23rd, 2008.
- Property is subject to **Caveat Reg. No. 061 131 859, Res. Easement and Restrictive Covenant.**
- Property is subject to **Caveat Reg. No. 061 174 353 and 061 174 354, Res. See Caveat.**
- Property is subject to **Agreement Reg. No. 061 197 168.**
- Final Main Floor = 38.66m.

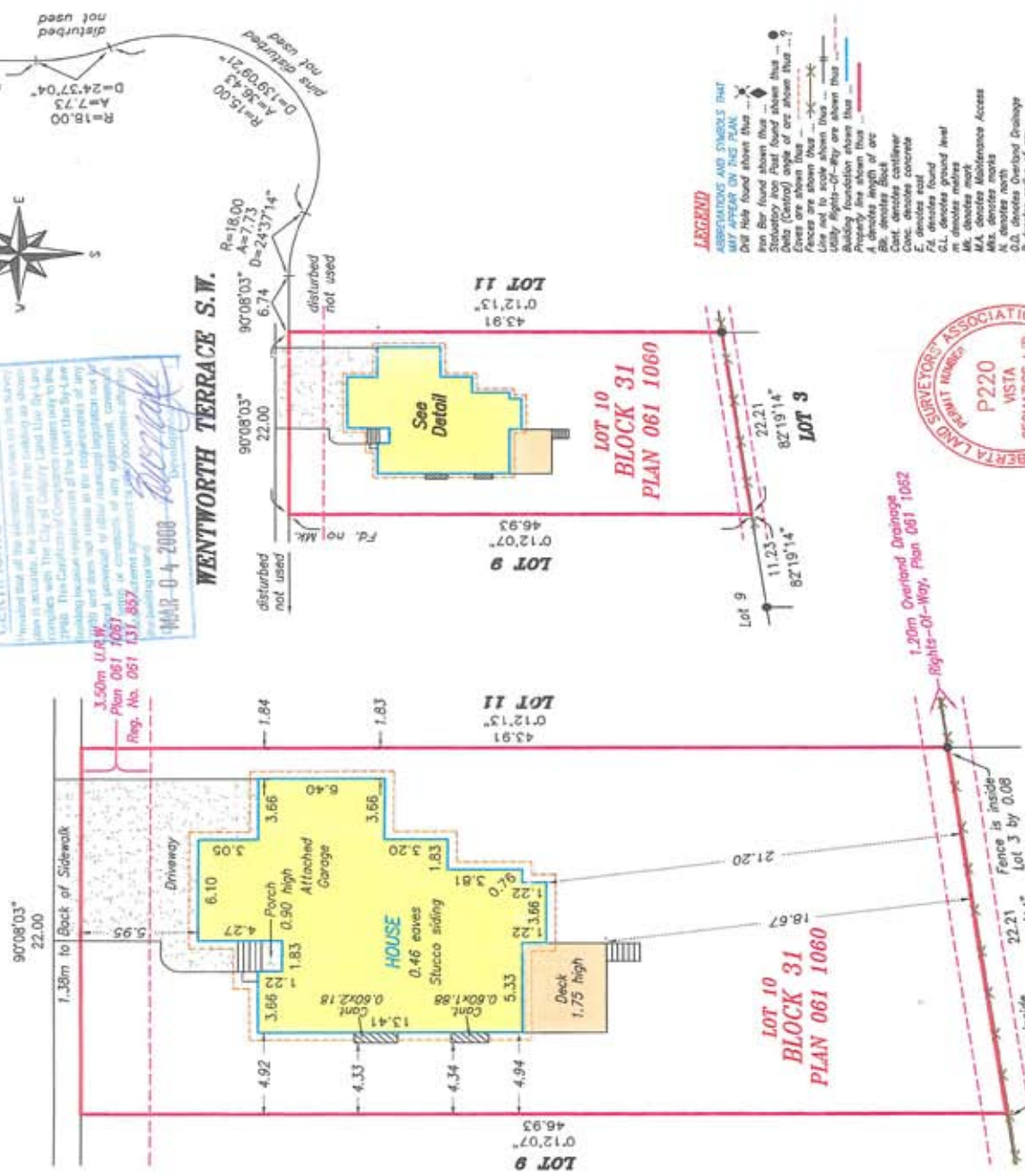
Dated this 19th day of February A.D. 2008.

<b>MUNICIPAL ADDRESS:</b> 70 Wentworth Terrace S.W. Calgary, Alberta	
<b>CLIENT:</b> Morrison Homes	
<b>FILE NO.:</b> 4505	<b>Drawn by:</b> Fisher Graphics
<b>SCALE:</b> 1: 500	<b>V.G. FILE NO.:</b> 07C042430

**ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT**



**WENTWORTH TERRACE S.W.**



**Detail**  
 Scale 1 : 250



<b>District:</b>	C075 - West Springs		
<b>Legal:</b>	Plan 0611060 Block 31 Lot 10	<b>Rooms:</b>	<b>9/4 + 1 + Den</b>
<b>Zoning:</b>	R-1	<b>Taxes:</b>	\$5250 (2009)
<b>Occupancy:</b>	Seller	<b>Year Built:</b>	2006

<b>Style:</b>	2 Storey	<b>PRICE:</b>	<b>\$1,325,000</b>
<b>Lot:</b>	72' x 154' (22m x 26.93m)	<b>Downpayment:</b>	<b>\$1,325,000</b>
<b>Size:</b>	3177 Sq Ft (295 m2)	<b>Front Exposure:</b>	North
<b>(Lower):</b>	1035 Sq Ft (96 m2)	<b>Landscaped:</b>	Yes with underground sprinklers
<b>Flooring:</b>	Hardwood, carpet, tile	<b>Fenced:</b>	Yes
<b>Heating:</b>	Forced-Air (2) & Central A/C	<b>Exterior:</b>	Stucco, stone
<b>Fireplace:</b>	Yes (1) wood-burning	<b>Possession Date:</b>	60 days/negotiable

<b>Main Level:</b>		<b>Upper Level:</b>	
<b>Den:</b>	11'0" x 12'2"	<b>Bonus Room:</b>	18'10" x 15'6" + Box Out
<b>Dining Room:</b>	11'4" x 13'2"	<b>Master Bedroom:</b>	13'6" x 18'4" + Sitting Area
<b>Great Room:</b>	17'6" x 16'8"	<b>Bedroom 2:</b>	10'10" x 14'4"
<b>Kitchen:</b>	Island-style	<b>Bedroom 3:</b>	11'0" x 14'2"
<b>Breakfast Nook:</b>	11'0" x 12'3"	<b>Bedroom 4:</b>	11'8" x 10'8"
		<b>Rec Room (bsmt):</b>	30'0" x 16'2"
		<b>Bedroom 5 (bsmt):</b>	14'4" x 10'0"
<b>Bathrooms:</b>	(5) 1 - 2 piece, 2 - 4 piece, 1 - 4 piece ensuite, 1 - 6 piece ensuite		
<b>Basement:</b>	Full: developed with a large rec room, 5th bedroom & full bath		
<b>Parking:</b>	Triple attached garage with remote door access		

#### Included in Price:

Stainless steel kitchen appliances to include: Kitchenaid 6 element gas countertop range, Ventahood hoodfan, (2) built-in Kitchenaid ovens, Kitchenaid French door fridge with freezer drawer, Panasonic microwave, Kitchenaid dishwasher and garburator; also included are all window coverings (including Hunter Douglas sillhouettes), (2) garage door openers and (3) remotes, lawn sprinkler system, white LG Tromm front-loading washer & dryer, (2) air-conditioners

#### Remarks:

Ideally located in prestigious Wentworth Estates, this impressive abode is sitting atop a generous 10,753 SqFt lot that is 154' deep, allowing for a huge South backyard on a quiet street, just steps to playgrounds, parks, walking paths, schools and the shops & services in West Springs! Fabulous finishings include: wide plank, handscraped walnut hardwood floors, large windows, crown moulding & wainscotting, finished triple garage, built-in sound system (including speakers on the rear deck) and much more. Main floor offers a sunny den, an elegant formal dining room, a bright & airy great room with wood burning fireplace with handsome white concrete mantle & double garden doors that open fully onto extra large deck and a delightful white kitchen with granite counters, premium appliance package, stylish subway tile backsplash and a sun-soaked breakfast nook with built-in seating. Also on the main level is a convenient powder room with attractive wainscotting and an expanded mud room with thoughtful built-in storage. Upstairs, enjoy a quiet night at home, spending some time with the kids in the large bonus room with large window and built-in window bench. The master bedroom is a quiet retreat after a long day with plenty of space for all of your furniture, a sitting area overlooking the rear yard and Rocky Mountains beyond, a walk-in closet with built-in storage and a luxurious jet-tub ensuite. 3 additional, amply scaled bedrooms are also upstairs, including 1 with a private ensuite plus another full bath The upper level also hosts another full bath and a separate laundry. The daylight basement has been developed with a big, open rec room, 5th bedroom and full bath. You are sure to spend some time outdoors in the huge rear yard, playing with the kids on the large wooden play structure & swingset, dining on the oversized South-facing deck with gas line, cozying up to the firepit or exercising your greenthumb: no matter your interest, there are plenty of excuses to head outside and enjoy the fabulous rear yard.

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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