

*West Springs*  
ARCHITECTURAL GEM



**COLDWELL BANKER**

COMPLETE  
REAL ESTATE

**THE STARNES GROUP**

128 WENTWORTH LANE SW | CALGARY, ALBERTA, CANADA

COMMUNITY OF WEST SPRINGS





## EXCEPTIONAL LOCATION COMMUNITY OF WEST SPRINGS

Nestled on a quiet street, this truly beautiful home is located within walking distance of both the West 85th and West Springs Village shopping areas, including numerous shops and restaurants such as *Mercato*, *Fergus and Bix Restaurant* and *Beer Market*, *722 World Bier Haus*, *Vin Room West*, *Co-op*, *Starbucks*, *Orange Theory*, *Belmont Diner*, *Boston Pizza*, *Dairy Queen*, *Joso's Play and Learn Centre* and *Lola Lash Bar*. It is also conveniently located in the walk zones for the highly regarded *West Springs*

*Elementary School* and *West Ridge Jr. High School* as well as within a two minute drive to numerous prestigious private and charter schools such as *Webber Academy* and *Rundle College*. Escape the hustle and bustle of the city quickly as you head out West toward the mountains or enjoy a short 20 minute commute to the excitement of downtown Calgary. This home boasts one of the most desirable community locations in the city.















## STRIKING ARCHITECTURAL DETAIL

Situated on a large corner lot, this stately home boasts tremendous street appeal. Extensive stone accents, a grand covered entry, and a dramatic turret inset with beautiful, curved windows are just a few features creating a striking architectural façade. Additional features include beautiful windows with strong brick mould detailing, prominent soffit lighting and a stunning solid wood curved entry door with etched glass sidelights.







## PRISTINE LANDSCAPING

The yard was professionally landscaped and irrigated by ***The Landscape Artist Inc.*** with a mixture of deciduous and coniferous trees, exotic grasses, and perfectly placed shrub hedges. A brick pathway leads to a firepit area and there are yard lights throughout set on a timer. The fence is beautiful boasting a square trellis styled detail above the solid vertical boards.





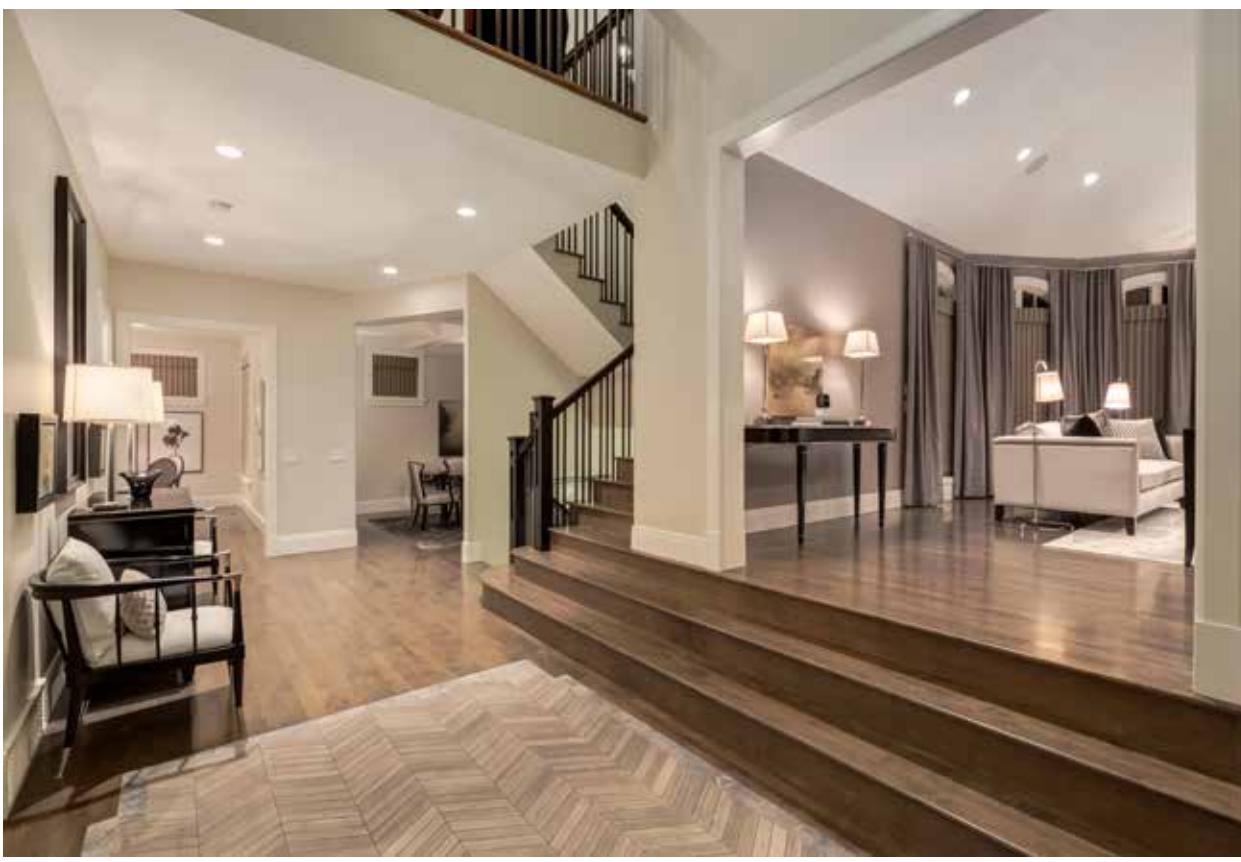


# YOU HAVE ARRIVED

The entrance into the foyer is an impressive experience with a large hall entry, herringbone limestone tile with a marble border inset into the maple hardwood flooring, and a **Ralph Lauren Antoniette** Crystal Chandelier set high above in the two-storey space. The interior design was masterfully executed by **James McIntyre**. The impeccably curated furnishings and accessories may be purchased at an additional cost.

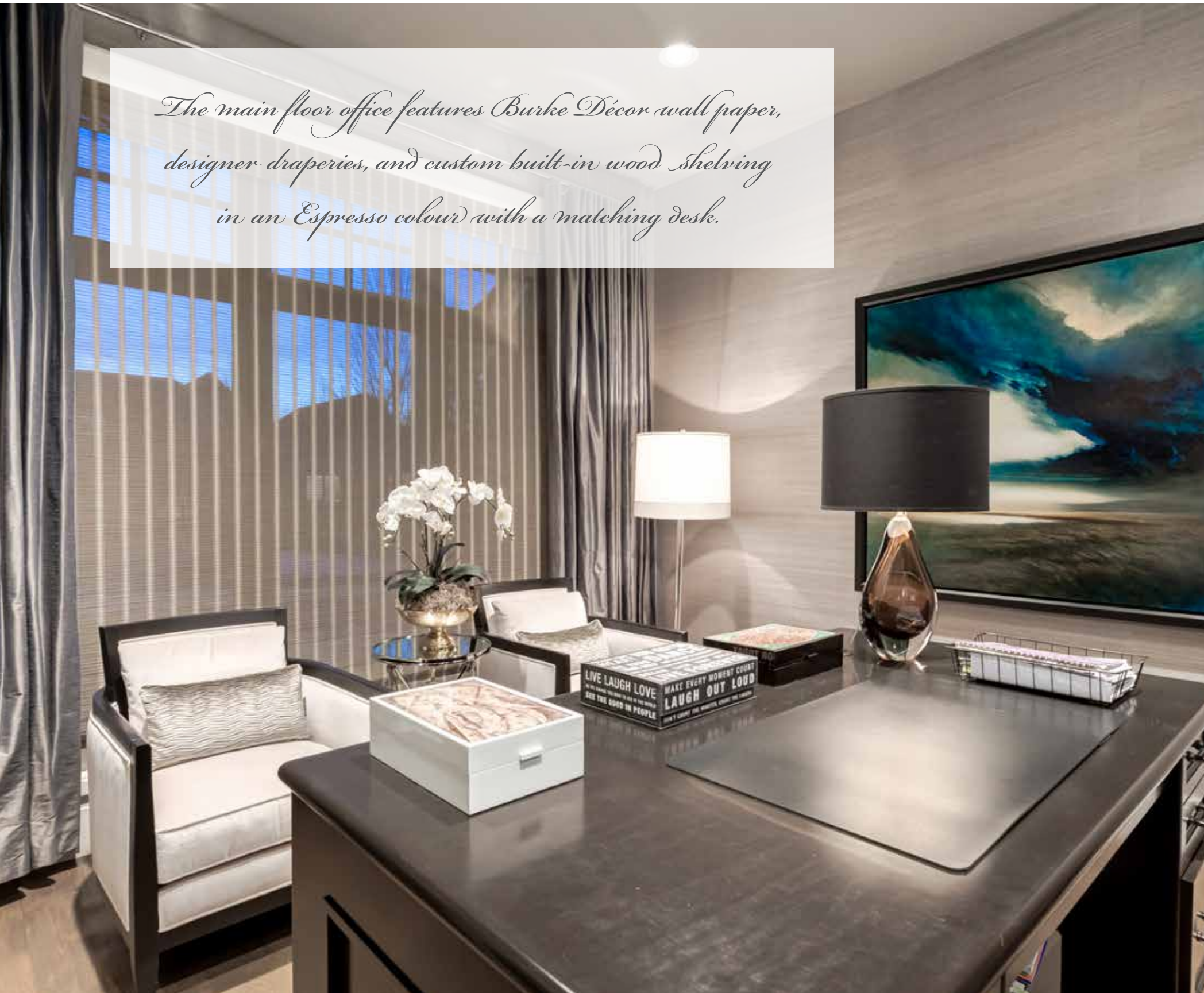








*The main floor office features Burke Décor wall paper, designer draperies, and custom built-in wood shelving in an Espresso colour with a matching desk.*







## ELEGANT LIVING ROOM

The elegant living room is set into the large prominent turret and the curved windows feature **Portal Granite** woven blinds and silk draperies in a rich almond colour. The central fireplace has a **Mystic Brown** marble surround with a television inset into the custom wood millwork detailing.









*The living room space is perfect for a grand piano and evening entertaining...*











## A CLASSIC DESIGNER KITCHEN

The designer kitchen expands across the East corner of the home. The island is gigantic and a beautiful window is set above the kitchen sink. The kitchen island has a marble stepped roman countertop and the perimeter countertop is a Caesarstone 1 ¼" slab. The luxury appliance package includes a 36" **Subzero** refrigerator, two **Subzero** refrigerator drawers in the island, a **Dacor** wall oven and convection microwave, a **Bosch** dishwasher, a **Dacor** range with six burners and two ovens, a **Dacor** warming drawer and a **Hammersmith** custom metal range hood. A patio door leads out to the backyard area for your BBQ. Three drum-styled chandeliers by **Alexa Hampton** sit over the island with a polished nickel stem. A large walk-in pantry features a full-size **Subzero** freezer and extensive shelves.







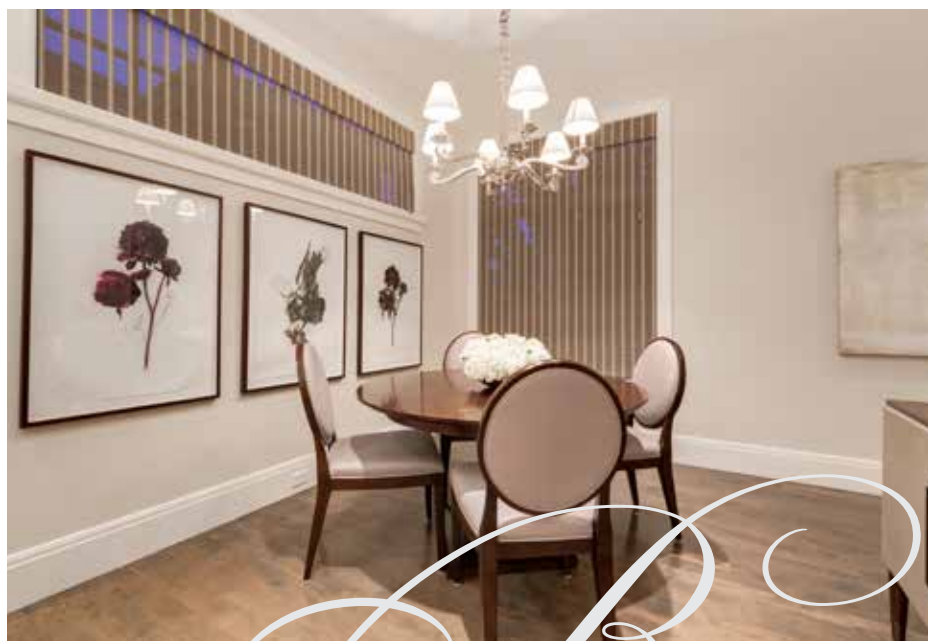












## BREAKFAST NOOK

The breakfast nook features an East high window and a large South window. An elegant chandelier sits above the breakfast table.







## FORMAL DINING

The formal dining room has a coffered ceiling, two feature square windows and an alcove built specifically to place the beautiful dining buffet furniture piece. Built-in display cabinets flank each side of the window and have lit glass shelves. This special room is the perfect location for family and friends dinner parties.











## PRIMARY SUITE

The primary suite features its own sitting area in the South window and is large enough to accommodate several large furniture pieces. The entire upper level sleeping quarters feature **100% NuSilk** Luxury Fibre carpeting with state-of-the-art underlay.







## LUXURIOUS ENSUITE

The master ensuite is spectacular. **Crème Marfil** polished marble countertops, polished chrome drawer pulls, custom mirrors, a frameless glass steam shower with multiple sprays and heated floors complete this space in grand style. A large central make-up vanity can be taken out and replaced with a bathtub as there is plumbing roughed in for a bathtub.

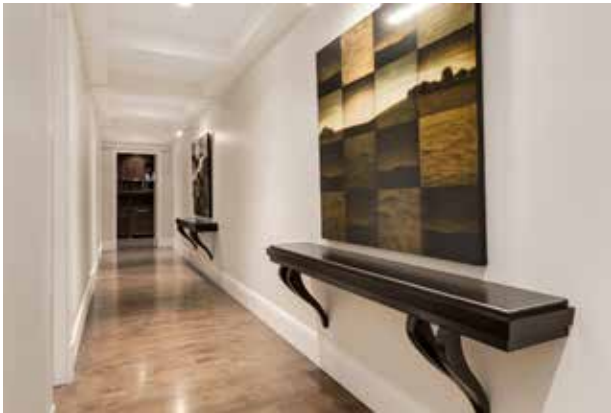






## UPPER LEVEL BEDROOM QUARTERS

Two of the upper level bedrooms have their own ensuites and walk-in closets. Another extra bedroom is being used as a TV room and has a built-in desk and upper level glass cabinets.







OFFICE & DEN

The upper level den is completely clad in maple millwork and shelving detailing. Rich coffered ceilings, a built-in bar area with a **Subzero** wine fridge along with its own bathroom finish off this space.







## LOWER LEVEL ENTERTAINING

The lower level features a cozy TV room, a card and board games table, along with another four person sitting area, perfect for relaxing with evening cocktails. The lower level has been set up for casual relaxation and for watching sporting games and cozy family movies, and has ample room for a pool table.











## WINE CONNOISSEUR HAVEN

The wine cellar is phenomenal featuring a marble central countertop set above a cabinet and a backsplash with a crisscross shelving design. The walk-behind bar features its own **Bosch** dishwasher, **Subzero** bar fridge, two refrigerator drawers, an ice maker, and a full pub-styled bar set-up with bar stools.







## ADDITIONAL LOWER LEVEL SPACES

This home is “fit for a cat princess and dog prince” and pet lovers galore. The current owners designed a dedicated room for their pets. Each cat has its own litter cubby. Another full bathroom with a shower is situated next to the card game table. The exercise room is situated right below the upper-level living room and is also inset into a fabulous turret.







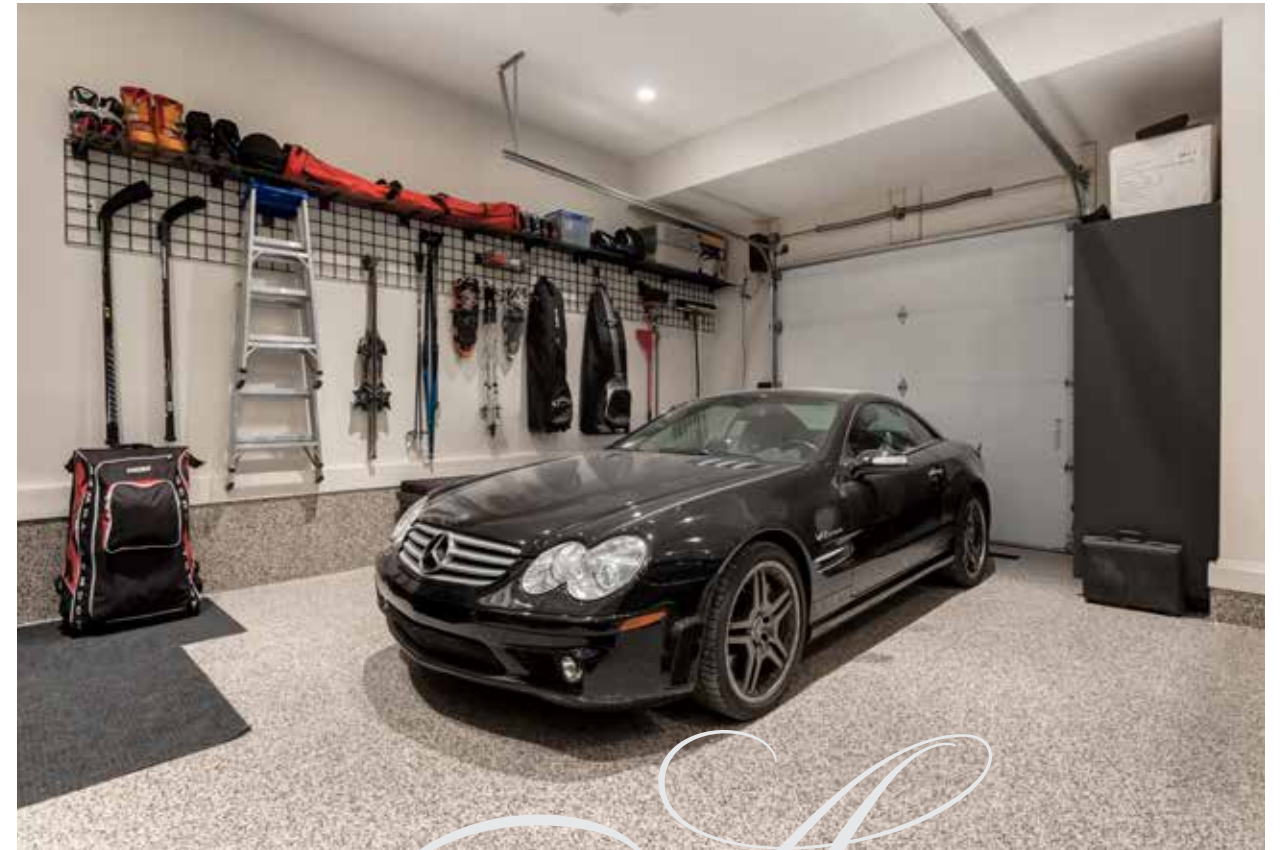


## MAIN FLOOR AUXILIARY SPACES

The main floor features a powder room with a cloak room just off the main entry hall. **Marlowe Floral Ebony** wallpaper covers the walls and silver leaf detailing covers the ceiling. The mudroom next to the garage has extensive custom shoe storage, lockers, and mitten drawers. The laundry room is next to the mudroom and features extensive built-in cabinetry for storage.







## A CAR-ENTHUSIAST'S GARAGE

The five car tandem garage is a dream with three single garage doors and features a 13 ft ceiling height for car lifts, custom built-ins throughout for all of your sports equipment (skis, golf clubs, tennis clubs), drains, a side door leading to the backyard and heated floors covered in a *Floortex Polyaspartic* coating.







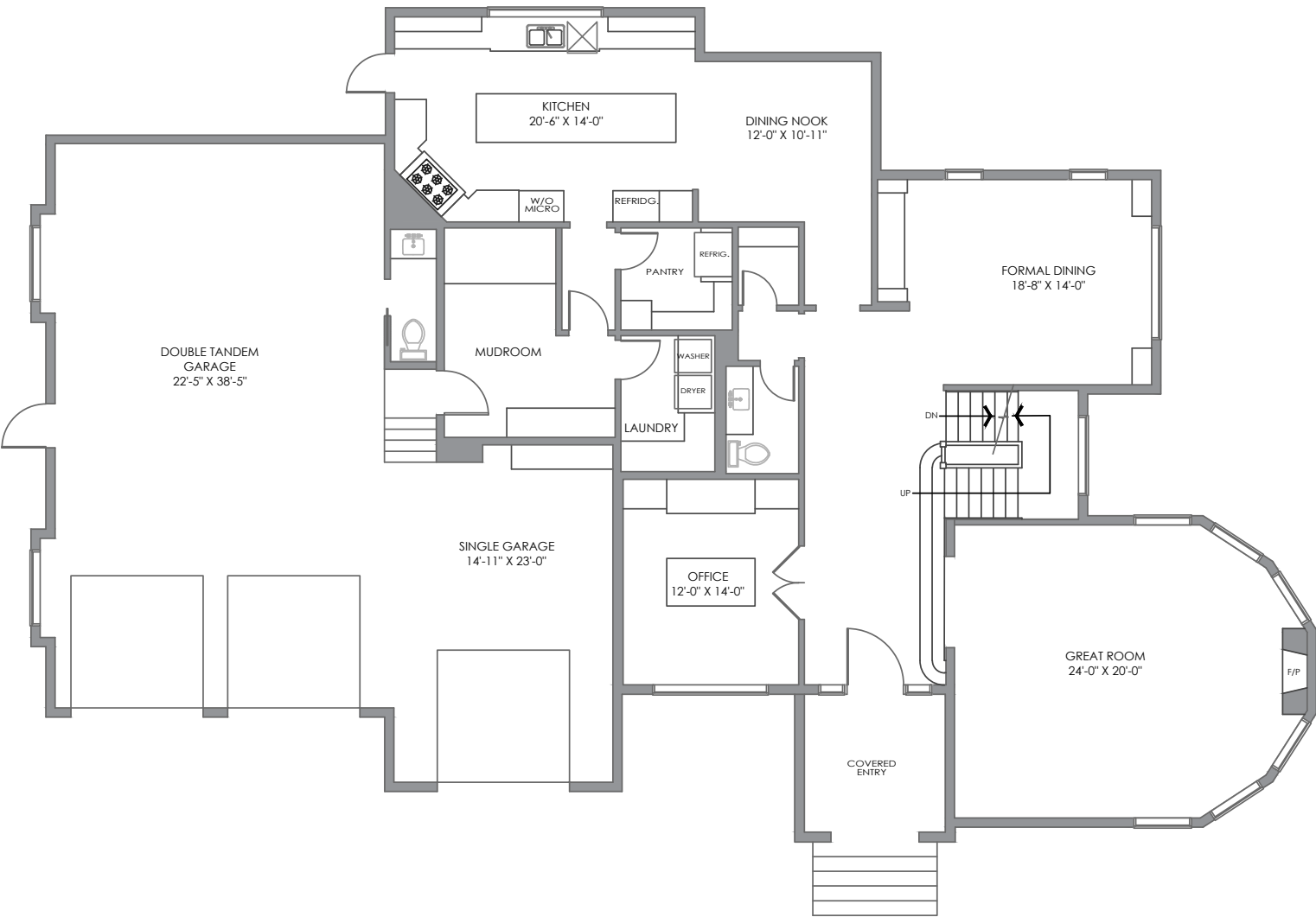
## ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

- Two Trane XV95 heating systems
- High efficiency glycol boiler system
- In-floor heating in the master suite, entire lower level and garages
- Kinetico reverse osmosis water filtration system
- Kinetico water softener
- Security alarm system with three panels
- Fully integrated Creston system with two panels
- Twenty four room speakers
- Four wall-mounted/built-in televisions
- Custom built by Rob Stubicar, owner of A & E Homes
- Samsung Speedspray PowerFoam VRT Washer and Samsung Steam Dryer
- Barbara Barry fixtures
- Cork flooring in gym



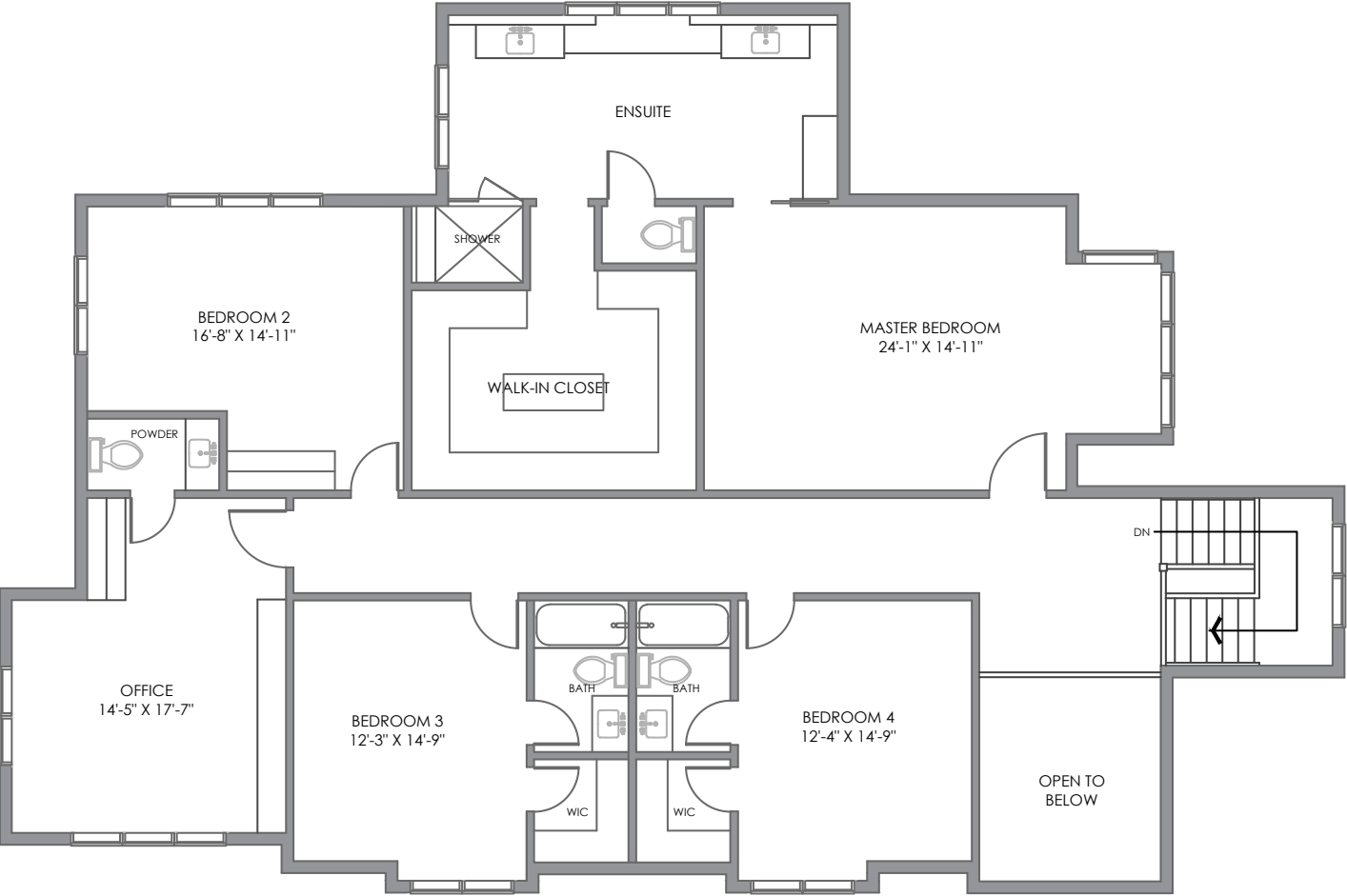
# FLOOR PLANS

Main Floor Space:	2,212.2 square feet
Garage Area:	1,314.6 square feet
Upper Floor Space:	2,304.7 square feet
Total Above Grade Floor Space:	4,516.9 square feet
Lower Floor Space:	1,869.5 square feet
Total Developed Floor Space:	6,386.4 square feet

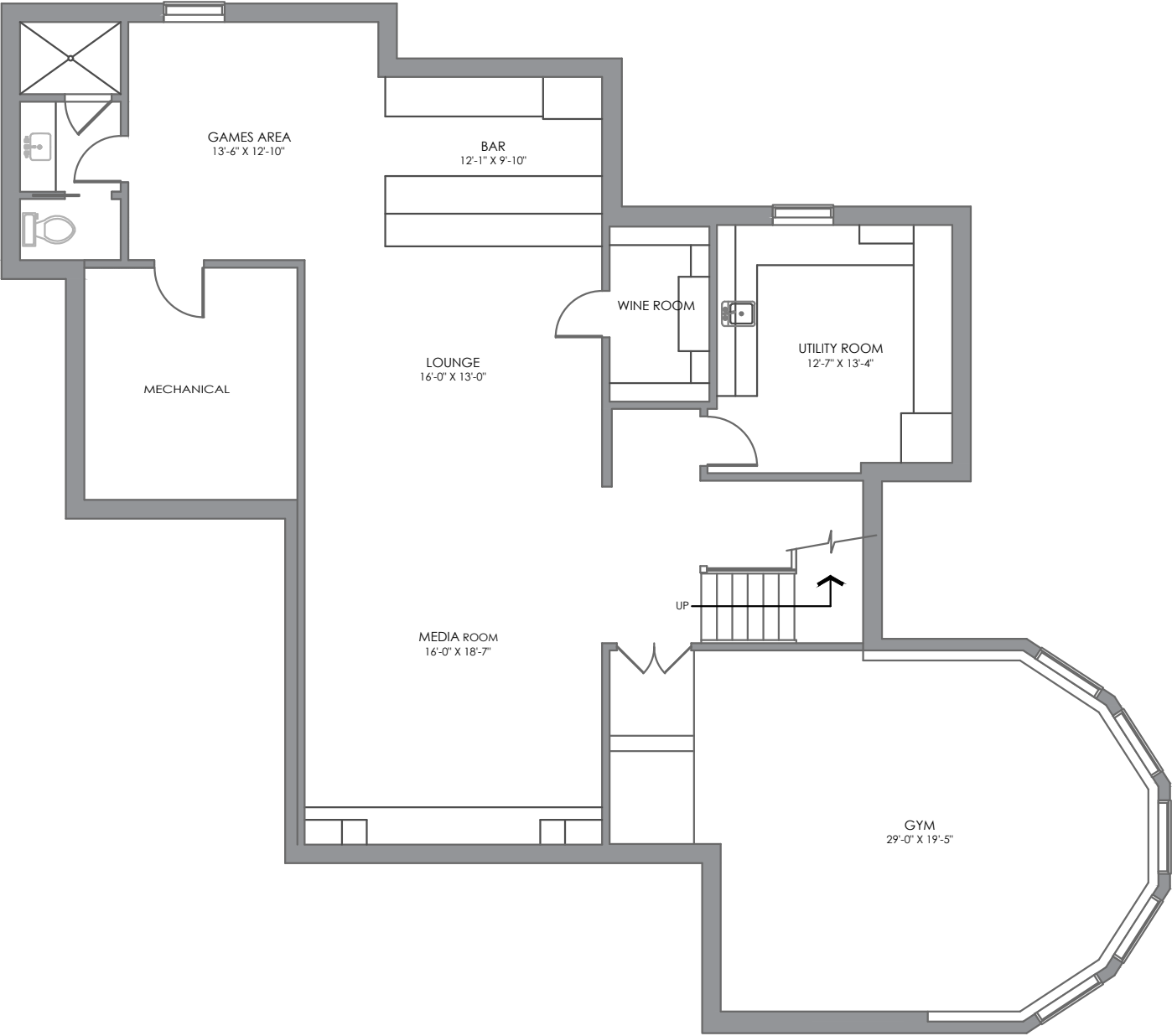


## MAIN LEVEL





UPPER LEVEL



LOWER LEVEL





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