

# \$799,900 - 14 Prominence Path Sw, Calgary

MLS® #A2102083

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,724 sqft

Residential on 0.09 Acres

Patterson, Calgary, Alberta

Prepare to be amazed by this fully renovated walkout bungalow nestled in the prestigious gated complex of Mansions at Prominence Point. Offering over 3100 sqft of developed space and breathtaking views of Calgary's downtown skyline, this home is a true gem. Situated in an ideal location within the complex, away from main roads with stunning downtown views, this home provides a combination of tranquility and privacy. Step inside to discover a bright and expansive interior flooded with natural light, which is perfect for both entertaining and everyday living. The spacious kitchen is a chef's dream, featuring ample counter space, storage, and newer appliances. A cozy kitchen nook offers the perfect spot for casual dining, while a pantry ensures all your storage needs are met. As you enter the main living space, you'll be in awe of the panoramic 180-degree view of downtown Calgary to enjoy both day and night. This room is designed for both relaxation and entertainment, featuring vaulted ceilings, a full wall of windows, a large dining area, and a fireplace. Step out onto the expansive deck and soak in the stunning views all summer long. Venture up a few stairs to discover a versatile flex room, perfect for use as a bedroom or office (with rough ins for an ensuite bath). Just a few stairs up is another cozy living area with a fireplace, and an office nook awaits on this level, offering additional space to relax. The lower walkout level is equally impressive, featuring two bedrooms,



two bathrooms, and laundry facilities. The renovated primary bedroom is a true retreat, with high ceilings, a large walk-in closet, and a luxurious spa-like ensuite with heated floors, a soaker tub, and steam shower. Set up a coffee bar in your spacious room so you can unwind and start your mornings by the third fireplace, or in the warmer months step outside onto the walkout patio to enjoy the greenspace. An additional generously sized bedroom and bathroom are also on this floor. Completing the floor is a large laundry room and plenty of storage. Recent upgrades to the property include a new furnace (2024), removal of all poly-b plumbing (2023), new paint throughout, updated trim, baseboards, casings, doors, door hardware, light fixtures, main fireplace, silhouette blinds throughout, stove, washer and dryer, garage opener, garage door, and dura deck on the upper deck. This complex is very well-managed with a healthy reserve and beautiful landscaping throughout in the warmer months. What is so special about this home is the ability to add a primary bedroom and ensuite, which is already roughed in if you care to section off a portion of the large living room (see floor plans). Don't miss the opportunity to make this exceptional home yours and add your personal touch to experience luxury living at its finest!

Built in 1997

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2102083  |
| Price          | \$799,900 |
| Sold Price     | \$790,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,724     |

|            |                        |
|------------|------------------------|
| Acres      | 0.09                   |
| Year Built | 1997                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Bungalow, Side by Side |
| Status     | Sold                   |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 14 Prominence Path Sw |
| Subdivision | Patterson             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 2W7               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                            |
| Heating           | Forced Air, Natural Gas                                                                                                  |
| Cooling           | None                                                                                                                     |
| Fireplace         | Yes                                                                                                                      |
| # of Fireplaces   | 3                                                                                                                        |
| Fireplaces        | Family Room, Gas, Living Room, Master Bedroom                                                                            |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Finished, Full, Walk-Out                                                                                                 |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Irregular Lot, Landscaped |
| Roof              | Clay Tile                 |
| Construction      | Brick, Wood Frame         |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2024 |
| Date Sold      | March 26th, 2024    |
| Days on Market | 27                  |
| Zoning         | M-C1 d35            |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.