

\$1,150,000 - 16 Prominence Point Sw, Calgary

MLS® #A2102142

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,534 sqft

Residential on 0.14 Acres

Patterson, Calgary, Alberta

Welcome to 16 Prominence Point, an exclusive address in the gated Brickburn community. This property is absolutely stunning. The current owners painstakingly renovated this property to the highest level with exquisite finishing throughout. The space has been completely revolutionized by removing walls and creating an open concept where the living space flows from front to back, with spectacular finishing touches from hardwood and tile floors on the main, carpet and tile downstairs, to lighting, and everything in between. The kitchen is a chefs dream, complete with a built in steam oven, built in wall oven, gas cooktop, and a Subzero fridge. Plenty of cabinetry and a massive island complete the chef's domain. The en suite in the primary bedroom was completely reconfigured as well when a fully glassed in shower, separate tub, in floor heat, and double sink vanity with a large walk-in closet were created. The primary bedroom is on the back of the property, featuring a wall of windows, completely secluded and overlooking the back deck and yard with its mature trees and bushes. The main floor also features another full bathroom and a huge den at the front that could be used as a bedroom. The living room features a beautiful fireplace, and a dining room that can seat 8 to 10 people comfortably. In addition to all of this, the basement has been completely redone as well. The walkout level features a large family room, a wet bar, a bright, sunny bedroom as well as another



three piece bath with in floor heat. All of the mechanical has been replaced in this home, including all of the plumbing, windows, doors, and heating system. If you know anything about the Brickburn, youâ€™ll know how special this address is, and this is arguably the nicest unit in the entire complex. No expense was spared in creating this spectacular dream home! For more details and to see our 360 virtual tour, click the links below.

Built in 1993

Essential Information

MLS® #	A2102142
Price	\$1,150,000
Sold Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,534
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	16 Prominence Point Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E8

Amenities

Amenities	None
Parking Spaces	4

Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
---------	--

Interior

Interior Features	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Gas, Glass Doors, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance, Rain Gutters
Lot Description	Cul-De-Sac, Landscaped, Street Lighting, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	January 18th, 2024
Date Sold	March 6th, 2024
Days on Market	48
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.