

\$798,897 - 31 Prominence Point Sw, Calgary

MLS® #A2107357

\$798,897

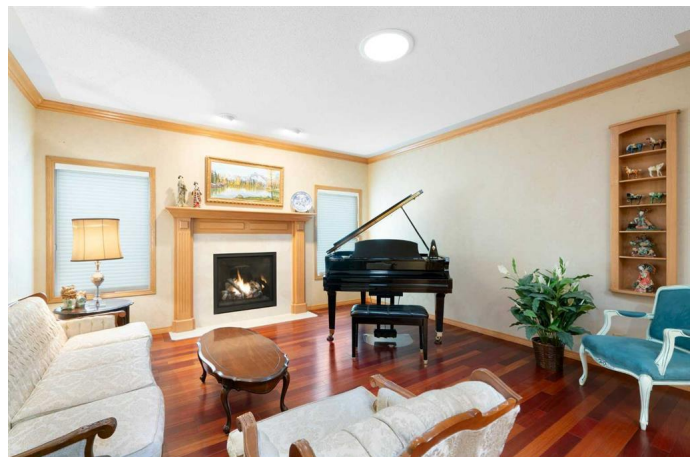
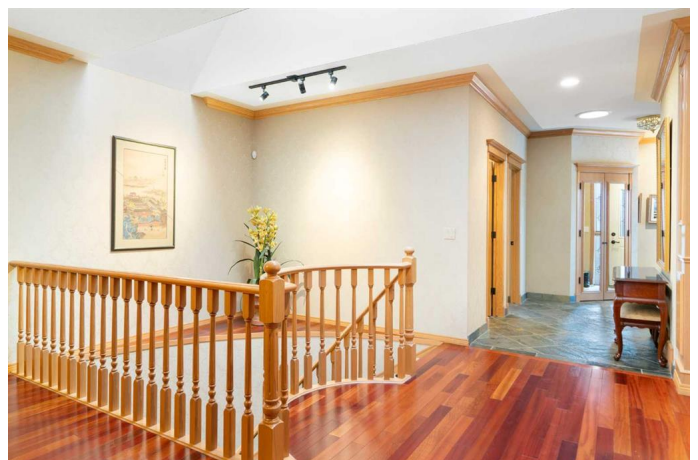
2 Bedroom, 3.00 Bathroom, 1,759 sqft

Residential on 0.12 Acres

Patterson, Calgary, Alberta

31 Prominence Point SW | Welcome To The Brickburn! A Prestigious Adult (18+) Gated Community, |Stunning Bungalow Villa With Fully Developed Walk-Out | Over 3,000 Sq Ft Of Living Space | Perfect For Entertaining! | Boasts Natural Light With Massive Skylight In Main Living Area | Main Floor Features Gorgeous Office Area With Custom Built-Ins, Living Room With A Beautiful Gas Fireplace, Separate Formal Dining Area & Gourmet Kitchen That Has Been Beautifully Update | Bright & Spacious Primary Bedroom Includes Upgraded, Spa-Like Ensuite With Separate Double Sinks, Separate Shower & Large Soaker Tub | Kitchen & Primary Bedroom Retreat Directly Access The South-Facing Maintenance-Free Balcony | Make Your Way To The Lower Fully Developed Walk-Out, Down The Grand Curved Staircase Overlooking A Stunning Wet Bar|Recreation & Pool Table Area | Bedroom & Bath Room|Private Backyard (With The Occasional Deer Family) Requires No Maintenance & Is A Perfect Place To Relax & Unwind With Plenty Of Privacy | Located Just Steps Away From Parks, Pathways, & Shopping | Excellent Access To All Major Routes | Upgrades Include “ Two New High-Efficiency Gas Furnaces & Central Air Conditioning (2012), Two Gas Fireplaces (2020), A New Security System (2021), New Triple-Glazed Windows (2014), Plus Many Additional Upgrades

Built in 1994



Essential Information

MLS® #	A2107357
Price	\$798,897
Sold Price	\$790,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,759
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	31 Prominence Point Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Pantry, Recessed Lighting, Skylight(s), Solar Tube(s), Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Gas, Glass Doors, Living Room, Tile

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	March 9th, 2024
Days on Market	17
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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