

\$635,000 - 32 Prominence View Sw, Calgary

MLS® #A2110250

\$635,000

3 Bedroom, 3.00 Bathroom, 2,467 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Attention empty nesters?!!! Rarely on the market This beautiful fully developed walk-out Bungalow end unit Villa ticks ALL the boxes!! The lay out and incredible use of space is ideal for those wanting to downsize from a detached home without making concessions on the use of space. Over 2750 sq ft. of quality development, 3 bedrooms, 3 baths, main floor den backing to a greenspace in this wonderful Patterson community. All of your everyday living can be enjoyed on the main level.

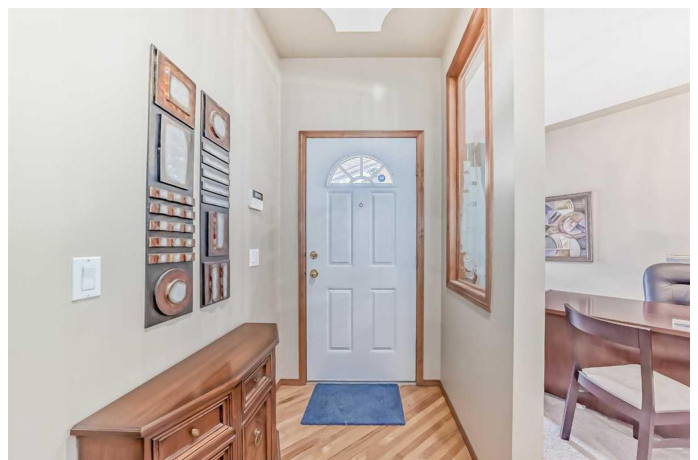
Dramatic vaulted ceilings, rich maple hardwood floors, kitchen with island, walk-in pantry, main floor dining room, sunken living room with cozy gas fireplace, huge master, 5pce ensuite with jacuzzi tub backing onto a parklike greenspace. Fabulous spacious development in the lower walk-out makes this the PERFECT home! It boasts huge floor to ceiling windows, in floor heat, a spacious recreation room with pool table, 2 more bedrooms with another full 4 pce bath complete with laundry, big living room with wet bar and another gas fireplace. And a bonus 2nd entry from the garage so guests can come and go at their leisure. Huge deck for entertaining and great complex all around make this the IDEAL home!

Built in 1996

Essential Information

MLS® #

A2110250



Price	\$635,000
Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,467
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Sold

Community Information

Address	32 Prominence View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3M8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Glass Doors
Has Basement	Yes

Basement Full, Walk-Out

Exterior

Exterior Features Balcony
Lot Description Cul-De-Sac, Environmental Reserve, Landscaped, Private
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 18th, 2024
Date Sold March 21st, 2024
Days on Market 3
Zoning M-C1 d30
HOA Fees 0.00

Listing Details

Listing Office TREC The Real Estate Company

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