

\$1,100,000 - 15 Prominence Point Sw, Calgary

MLS® #A2111114

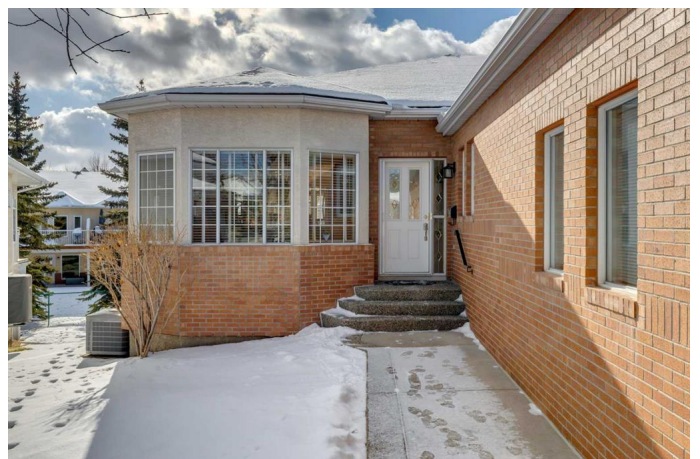
\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,801 sqft

Residential on 0.16 Acres

Patterson, Calgary, Alberta

JUST LISTED IN PATTERSON! This property is a RARE FIND and one of a kind! Located in the QUIET GATED complex "The Brickburn". This RENOVATED 3 BEDROOM WALKOUT BUNGALOW is situated on a HUGE NEARLY 7000 SF SOUTH FACING PIE SHAPED LOT. DOUBLE ATTACHED GARAGE with EPOXY floor coating, side entrance door & cabinets. The main level has the PERFECT WIDE OPEN FLOOR PLAN with the living room at the back sunny south side of the property. HIGH CEILINGS, GRANITE COUNTERTOPS, CEILING HEIGHT KITCHEN CABINETRY with soft close maple drawer boxes, HALL PANTRY, HARDWOOD FLOORING, gas fireplace, and a kitchen nook plus centre dining area for those large gatherings. The MAIN LEVEL OFFICE IS PRIVATE with French doors, window, built-in desk and cabinetry. SOUTH FACING PRIMARY BEDROOM with huge 5 pce ensuite, electric floor heat, UPDATED CUSTOM SHOWER with rain head, large WIC with built-ins. The mudroom has convenient main floor laundry with a large countertop area, sink, and cabinets. The CURVED SPINDLE RAILING STAIRCASE leads to the LOWER WALKOUT LEVEL where you'll find HIGH 9' CEILINGS, recreation area with LARGE SOUTH FACING WINDOWS, 2 bedrooms, 2nd GAS FIREPLACE, WET BAR with MARVEL WINE COOLER, full bathroom with floor heat, LARGE MECHANICAL ROOM, and 2



storage rooms one which could be easily converted to a sauna! So many extras in this home - ALL REPLACED PEX WATER LINES, 2 HIGH EFFICIENT FURNACES, NEWER ROOF, CENTRAL AIR CONDITIONING, newer high efficient water heater, 2 motorized awnings on the upper maintenance free deck, underground sprinklers, pot lights, ceiling speakers, landscaped beautifully, the list goes on and on! \$1,100,000. Book your showing today as this property shows 10/10, is priced to sell, and will not last long!

Built in 1993

Essential Information

MLS® #	A2111114
Price	\$1,100,000
Sold Price	\$1,020,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,801
Acres	0.16
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	15 Prominence Point Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E8

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Gated, Insulated

Interior

Interior Features	Central Vacuum, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Awning(s), Private Yard
Lot Description	Cul-De-Sac, Lawn, Landscaped, Underground Sprinklers, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 12th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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