

\$769,900 - 7 Prominence Path Sw, Calgary

MLS® #A2115181

\$769,900

3 Bedroom, 3.00 Bathroom, 1,674 sqft

Residential on 0.10 Acres

Patterson, Calgary, Alberta

Welcome to a true gem nestled within the exclusive, gated community of "The Mansions of Prominence Point." This detached home redefines luxury with the convenience of a villa-style lock-and-leave lifestyle, offering the best of both worlds. Step into the open-concept main floor, designed not just for lavish entertaining but also for serene evenings in. The sophisticated kitchen, featuring high-end finishes and ample space, seamlessly connects to a casual dining area. Here, French doors open up to the beautifully landscaped backyard, providing easy access and enhancing the charm of your outdoor living space. The dining room is complemented by a double-sided fireplace it shares with the expansive great room, where a balcony offers breathtaking views of Nose Hill Park. Skylights throughout ensure the space is bathed in natural light, creating a warm and inviting ambiance for your indoor garden. A short flight of steps leads to the private quarters, where the spacious master suite awaits. This retreat boasts a walk-in closet, and an ensuite bathroom with dual sinks, a soaking jet tub, and a separate shower. On the opposite side of the home, you'll find the secondary bedroom, offering views of the surrounding greenery and adjacent to a main bathroom, ensuring maximum privacy for residents and guests alike. The lower level introduces a large flexible room with 12-foot high ceilings, new flooring - ideal for any purpose, from a home office to a gym or



entertainment center. This floor also hosts another large bedroom, a full bathroom, and unique features like a cedar closet and a dedicated laundry room, adding to the home's practicality and charm. Additional highlights include bay windows and double French doors enhance the architectural beauty. Detached home within a gated community offers unmatched privacy and security. Perfectly positioned to enjoy the lock-and-leave lifestyle without compromising on space or luxury. Work table in the oversized garage. This property isn't about downsizing; it's about right-sizing into a lifestyle that suits you perfectly. Experience the unparalleled blend of comfort, style, and convenience. You've earned the right to live this well – seize the opportunity!

Built in 1997

Essential Information

MLS® #	A2115181
Price	\$769,900
Sold Price	\$755,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,674
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	7 Prominence Path Sw
Subdivision	Patterson
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 2W7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Rectangular Lot, Views
Roof	Concrete
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2024
Date Sold	April 9th, 2024
Days on Market	22
Zoning	M-C1 d35
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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