

\$799,900 - 14 Prominence View Sw, Calgary

MLS® #A2152427

\$799,900

3 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.00 Acres

Patterson, Calgary, Alberta

Completely renovated Bungalow Villa backing on a well treed greenspace in Patterson/Prominence. This home features 2575 Sq. Ft of luxury development, an Open plan, 9 Ft ceilings on both levels, natural tone Hardwood floors, 3 Bedrooms, a Den/flex room & 2 and a half Bathrooms. The amazing Chefs Kitchen has a 14 foot Island with Quartz counter tops finished with a Waterfall edge (and pop-up electrical outlets!), Full size Side by Side Professional Series Fridge & Freezer, Dual Ovens, a Bosch dishwasher, Beverage/Wine fridge. Additional Cabinets “all with Soft close hinges- extend into the Dining room and Coffee Bar and are complemented by a quartz backsplash. Off the Kitchen is a large bright Living room complete with a feature wall and 72 inch Fireplace. Enjoy your morning coffee or a barbeque from the sunny deck while you watch wildlife meander through the greenspace. The roomy primary Retreat truly has a spa for an ensuite-a Steam shower with aromatherapy, 6 body Jets, and a Rain drop showerhead, Quartz countertops on the vanity, a 48” back lit anti-fog mirror with embedded blue tooth speakers, An Ove smart bidet toilet with heated seat, heated floors and a custom walk-in closet. The Second bedroom (currently being used as a den), an updated 2 pce Bathroom & Laundry area complete the main floor. In the walk-out basement there is a huge family room with a gas Fireplace, a bar area, a 3rd bedroom, a Den / flex room, & a luxurious



4pce Bathroom with a Bain Ultra Air Jet bathtub with heated backrest, a vanity with quartz counter tops, a back lit anti-fog mirror & an Ove smart bidet toilet with heated seat. There is plush carpet, in-floor heat & 9 foot ceilings in the basement as well as a spacious patio, a storage room with two closets, & a furnace / utility room. The double attached garage is insulated, has a work bench with cabinets, & a tire rack. There is room for two cars on the driveway plus Visitor parking. Recent upgrades include: Central Air conditioning, Frigidaire Professional series Fridge & Freezer, Kooltron Wine/beverage fridge, Bosch Dishwasher, LG Washer/ Dryer, Rinnai Combo Boiler/ on-demand Hot water system, New Carpet, baseboards/trim, and the Poly B has been removed. Enjoy the walking paths to the ravine, off leash dog parks, and greenspaces surrounding this quiet location. Easy access to all amenities- restaurants, shopping, downtown & the West Ring Road.

Built in 1996

Essential Information

MLS® #	A2152427
Price	\$799,900
Sold Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,302
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	14 Prominence View Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3M8

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Insulated

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Steam Room, Tankless Hot Water, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Garburator, Microwave Hood Fan, Oven-Built-In, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Greenbelt, Landscaped, Many Trees, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 7th, 2024
Days on Market	13

Zoning	M-C1 d30
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Calgary
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