

\$998,000 - 48 Prominence Point Sw, Calgary

MLS® #A2176177

\$998,000

3 Bedroom, 3.00 Bathroom, 1,871 sqft
Residential on 0.13 Acres

Patterson, Calgary, Alberta

JUST LISTED IN PATTERSON! This property is a RARE FIND and one of a kind! Located in the GATED complex "The Brickburn". This 3 BEDROOM WALKOUT BUNGALOW is at the END OF A QUIET CUL-DE-SAC, on a LARGE PIE SHAPED LOT, has AMAZING VIEWS of Nose Hill Park, and is BACKING GREENSPACE! The main level has the PERFECT WIDE OPEN FLOOR PLAN with both the living room and kitchen at the back of the home overlooking the PRIVATE GREENSPACE. SOARING VAULTED CEILINGS throughout the entire main level! BUILT-IN DOUBLE OVENS (2021), BUILT-IN MIELE MICROWAVE/SPEED OVEN, JENNAIR STOVETOP, GRANITE COUNTERTOPS, HIGH KITCHEN CABINETRY, WALK-IN PANTRY, HARDWOOD FLOORING, wood burning fireplace, and a huge formal dining area for those large gatherings. The MAIN LEVEL OFFICE IS PRIVATE and tucked away at the front of the home. King-sized primary bedroom with French doors, a large WALK-IN CLOSET, and 5 PCE ENSUITE. Large mudroom has convenient main floor laundry with sink & cabinets. The GORGEOUS CURVED SPINDLE RAILING STAIRCASE leads to the LOWER WALKOUT LEVEL where you'll find HIGH 9' CEILINGS, a massive recreation area with BUILT-IN CABINETRY, 2nd fireplace, LARGE WINDOWS, 2 good sized bedrooms with a Jack & Jill 4 PCE bathroom, AMAZING SIT UP WET BAR with



WINE COOLER, 2 PULLOUT BEVERAGE FRIDGES, HUMIDOR for any of your tobacco products, LARGE MECHANICAL ROOM for storage, private lower patio area, and IN-FLOOR RADIANT HEAT so youâ€™re basement will never feel cold on those winter days! The DOUBLE ATTACHED GARAGE is large enough to fit 2 full sized SUVs. So many extras in this home - NEW ROOF (2023), CENTRAL AIR CONDITIONING, knockdown ceilings, underground sprinklers, pot lights, ceiling speakers, water softener, landscaped beautifully, the list goes on and on! \$998,000. 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® #	A2176177
Price	\$998,000
Sold Price	\$998,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,871
Acres	0.13
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	48 Prominence Point Sw
Subdivision	Patterson
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 3E8

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Skylight(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Freezer, Garburator, Microwave, Refrigerator, Washer, Window Coverings, Double Oven, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Landscaped, Underground Sprinklers, Pie Shaped Lot, Private, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2024
Date Sold	November 5th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

Listing Details

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