

**13 Prominence Path SW
Calgary, Alberta**

MLS # A2197616



\$714,900

Division:	Patterson		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,924 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 550
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: N/A

Located in the highly sought-after Condo Development, The Mansions at Prominence Point, this charming 2-bedroom, 3-bathroom home offers a spacious and well-designed layout perfect for modern living. Nestled in the desirable neighborhood of Patterson, this home boasts over 2,600 square feet of developed living space, providing ample room for comfort and entertaining. Main Level: The open-concept main floor is flooded with natural light, creating a bright and inviting atmosphere. It features a cozy living room with a gas fireplace, a large dining area perfect for family gatherings, and a well-equipped kitchen with plenty of cabinet space, a pantry, and expansive countertops for all your culinary needs. Upper Level: The upper level includes a spacious primary bedroom complete with a five-piece ensuite bathroom and a generous walk-in closet. An additional bedroom with built-in closet shelving and a four-piece bathroom provide space for guests or family members. Lower Level: The fully developed lower level offers a large rec room/family room, a designated laundry area with additional storage, and a convenient two-piece bathroom. This level also provides access to the double attached garage, adding extra convenience. Prime Location: Situated in an optimal location, this home is just a 20-minute commute to downtown, with easy access to Stoney Trail (5 minutes), the West Springs amenities (5 minutes), Edworthy Park and the Bow River (10 minutes), and Westhills (15 minutes), ensuring you're close to everything you need while enjoying a peaceful retreat in a well-established community. Don't miss out on this incredible opportunity to own a home in one of the most desirable developments in the area. Schedule your private viewing today!