



GRASSROOTS
REALTY GROUP

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43 PROMINENCE Path SW
Calgary, Alberta

MLS # A2231010



\$819,700

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,570 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behin		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Tile

Basement: Finished, Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 535

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: NONE

Live the Dream in Calgary's Most Exclusive Community – The Mansions at Prominence! Step into absolute luxury in one of Calgary's most prestigious gated communities—The Mansions at Prominence. This stunning detached home isn't just a property—it's an experience. Wake up every morning to unobstructed, panoramic views of downtown Calgary and the mesmerizing city skyline. Whether you're relaxing in the sun-drenched living room, enjoying coffee on your private balcony, or entertaining in the backyard—these views will never get old. Prime Southwest Calgary Location Located in the heart of SW Calgary, this home blends privacy and prestige with unmatched convenience. Just minutes from: Top-rated schools (both public and private), Highway 1 and Stoney Trail for quick, easy commuting. Parks, shopping, and upscale amenities. Luxury Living.

Maintenance-Free Lifestyle. This is more than just a house—it's a turnkey lifestyle upgrade: Maintenance-free living: No lawn care. No snow removal. Zero stress. Move-in ready with high-end finishes throughout. Features That Will Leave You Speechless : - 5 MASSIVE Bedrooms – Space for the whole family, guests, or your dream home office/gym. - 3.5 Bathrooms – Elegant, modern, and impeccably finished. - Main Floor Glam – Bright and open concept featuring Sleek modern kitchen with walk-in pantry, Spacious living & dining areas, Private office/den with jaw-dropping city views - Upper-Level Family Room – A cozy retreat for family time or movie nights. - Below Grade – Professionally developed Basement with Wet bar and 2 bedrooms and Huge recreational room. Full 3-piece bath—perfect for entertaining! - Primary Suite = 5-Star Heaven – Private balcony, skyline

views, spa-like ensuite. - Backyard Oasis - Professionally landscaped, private, and ideal for summer soirées. Attached Double Garage - Spacious, secure, and convenient. ? Why You'll Love It: Gated community = peace of mind Unmatched value for luxury, One of the best city views in Calgary, True lock-and-leave convenience ?Ready to Live the Good Life? This home offers the perfect blend of opulence, comfort, and care-free living—and it's all yours at an incredible price. Don't miss out! Homes like this rarely hit the market. Call today to book your private showing and experience why The Mansions at Prominence is Calgary's ultimate lifestyle destination.