

1-833-477-6687 aloha@grassrootsrealty.ca

28 Prominence View SW Calgary, Alberta

MLS # A2272211



\$685,000

Division:	Patterson			
Type:	Residential/Duplex			
Style:	Attached-Side by Side, Bungalow			
Size:	1,324 sq.ft.	Age:	1996 (29 yrs old)	
Beds:	2	Baths:	2 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	-			
Lot Feat:	Backs on to Park/Green Space			

Heating:	Fireplace(s), Forced Air	Water:	-	
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	\$ 646	
Basement:	Full	LLD:	-	
Exterior:	Brick, Stucco	Zoning:	M-C1 d30	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Built-in Features Central Vacuum High Ceilings Kitchen Island No Animal Home No Smoking Home Open Floorplan See Remarks			

Features: Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters

Inclusions: Pool Table and Accessories

Set on a quiet cul-de-sac in Patterson, this walkout bungalow villa offers over 2,500 sq. ft. of total living space with a bright, open layout and newer windows that look out onto mature landscaping. The main floor features 9 ft. knock-down ceilings, a comfortable great room with a tiled fireplace, and refinished hardwood floors that add warmth throughout. The kitchen maintains its classic design with white cabinetry and a large central island, now upgraded with stone countertops and an induction cooktop, alongside stainless steel appliances and a walk-in pantry. A formal dining area and a front den provide flexible spaces for work, hosting, or relaxing. The primary bedroom fits a king-sized bed easily and includes a walk-in closet and a 4-piece ensuite. A 2-piece powder room completes the main level. The fully developed walkout basement with in-floor heat expands your living space with a second fireplace, TV area, games area, and bar—ideal for entertaining or extended stays. A second bedroom and full 4-piece bathroom finish the lower level. Additional features include a double attached garage and air conditioning, all within a low-maintenance villa setting in one of Calgary's desirable west-end communities.