



**43 Prominence Path SW
Calgary, Alberta**

MLS # A2182075



\$897,777

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,570 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Private, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 535
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Pantry, Quartz Counters, Soaking Tub, Wet Bar		

Inclusions: None

Home located in the GATED COMMUNITY of the MANSIONS at PROMINENCE. This home has UNOBSTRUCTED unbelievable CITY VIEWS of DOWNTOWN and Cityscape. Located in the SW Zone close to 21+ Private Schools, some of the cities best Public Schools, and quick access to Calgary's Ring Road (STONEY TRAIL). This home is EXCLUSIVE and a DETACHED PROPERTY with all the BENEFITS of MAINTENANCE FREE CONDO LIFESTYLE. Gardening and Snow Removal are provided to you. This home has 3 full and one half washroom, main floor living and dining, main floor OFFICE that looks onto the front steps, a modern floor plan with UPPER LEVEL BONUS ROOM (family room), PROFESSIONALLY DEVELOPED BASEMENT with wet bar, 2 bedrooms, bathroom and media entertainment room. CUSTOM MOTORIZED BLINDS ON THE MAIN FLOOR. This home is FILLED WITH PRETTY MUCH EVERYTHING YOU COULD ASK FOR - including a SECOND FLOOR BALCONY attached to the PRIMARY BEDROOM that overlooks the AMAZING CITY VIEW OF CALGARY! Enjoy backyard get togethers, lush green landscaping, with the MILLION DOLLAR VIEWS FROM THE BACKYARD - homes of this caliber alongside views are rare to find let alone at this UNBELIEVABLE PRICE POINT. This home also has an attached double car garage. Your Dream Home Awaits You!