



THE
A-TEAM

**RE/MAX
FIRST**

14 PROMINENCE View, Calgary T3H 3M8

MLS® #: **A2145080** Area: **Patterson** Listing Date: **06/28/24** List Price: **\$819,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat: **Landscaped, Many Trees, Private, Rectangular Lot, Treed**
 Park Feat: **Double Garage Attached, Front Drive, Insulated**

Finished Floor Area

Abv Sqft: **1,301**
 Low Sqft:
 Ttl Sqft: **1,301**

DOM

6
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow, Side by Side**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Concrete, Stucco, Wood Frame**
 Heating: **Boiler, In Floor, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Private Yard** Flooring: **Carpet, Hardwood, Tile**
 Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Garburator, Microwave, Microwave Hood Fan, Oven-Built-In, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Wine Refrigerator**
 Int Feat: **High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Steam Room, Tankless Hot Water, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`2" x 11`5"	Kitchen	Main	21`3" x 12`4"
Dining Room	Main	12`0" x 11`9"	Bedroom - Primary	Main	13`10" x 12`4"
Bedroom	Main	13`3" x 9`0"	Bedroom	Lower	11`8" x 11`0"
Family Room	Lower	16`8" x 13`4"	Game Room	Lower	21`5" x 12`0"
Den	Lower	9`11" x 11`0"	Laundry	Main	8`8" x 5`8"
Foyer	Main	5`7" x 4`1"	Storage	Lower	13`7" x 9`9"

Furnace/Utility Room
2pc Bathroom

Lower
Main

13`8" x 7`9"
5`8" x 4`0"

4pc Ensuite bath
4pc Bathroom

Main
Lower

9`3" x 8`4"
8`2" x 5`9"

Legal/Tax/Financial

Condo Fee:
\$515

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d30

Legal Desc: 9711052

Remarks

Pub Rmks: **FULLY RENOVATED Bungalow Villa with a developed walk-out on a quiet location backing on a well treed greenspace in Patterson. This home features an Open plan, 2575 Sq. Ft of luxury development, 9 Ft ceilings on both levels, Ceramic coated Hardwood floors, 3 Bedrooms, Den / flex room & 3 Bathrooms. The Chefs Kitchen has a 14 Ft Island / breakfast bar, with Quartz counter tops (Waterfall edge), Full Side by Side Fridge / Freezer (Professional Series), Dual Ovens, Bosch dishwasher, Beverage / Wine fridge, Quartz Backsplash, Soft close hinges, Additional Cabinets extending into the Dining room & in the Island, plus a Coffee Bar. Off the Kitchen is a large Living room with a feature wall & 72 inch Fireplace. There is a great sunny deck to enjoy your morning coffee or afternoon wine, BBQ, or watch wildlife. The primary Retreat has room for your King Bed, a walk in Custom closet, PLUS a spa bathroom with Steam shower / body Jets, Rain drop showerhead, heated floors, Large vanity with Quartz counter tops, a back light / anti fog mirror with blue tooth speakers, & a Ove toilet with heated seat + bidet. There is a Second bedroom (currently being used as a den), An Updated 2 pce Bathroom, & Laundry that completes the main floor. In the walk out there is a huge rec / family room with gas Fireplace, Home theatre, a bar area, a 3rd bedroom, a Den / flex room, & a 4pce Bathroom with a Bain Ultra Air Jet bathtub with heated backrest, Vanity with quartz counter tops, a back light / anti fog mirror & Ove toilet with heated seat + bidet. There is in floor heat in the basement, a patio, storage room with two closets, & a furnace / utility room. Other upgrades: Central Air conditioning 2022, Frigidaire Professional series Fridge / Freezer 2022, Kooltron Wine / beverage fridge 2022, Bosch Dishwasher 2024, LG Washer/ Dryer 2023, Rinnai Combo Boiler / on demand Hot water system 2024, New Carpet, baseboards / trim, and the Poly B removed. The double attached garage is insulated, has a work bench with cabinets, & a tire rack. Room for two cars on the driveway plus Visitor parking. Off the Capilano Gardens front entrance there are multiple paths / to the ravine, & off leash dog park / greenspaces.**

Inclusions:
Property Listed By: **None
Real Estate Calgary**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











