



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 PROMINENCE Heights, Calgary T3H 2Z6**

MLS®#: **A2160699**

Area: **Patterson**

Listing **08/28/24**

List Price: **\$499,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 30-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1991**

Finished Floor Area

Abv Sqft: **1,917**  
Low Sqft:  
Ttl Sqft: **1,917**

Lot Information

Lot Sz Ar: **4,197 sqft**  
Lot Shape:

DOM

**85**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Few Trees,Lawn,No Neighbours Behind,Landscaped**

Park Feat:

**Double Garage Attached,Driveway,Garage Faces Front,Guest,Insulated,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Skylight(s),Storage,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Upper	13`11" x 16`7"	Dining Room	Upper	12`1" x 12`2"
Kitchen	Upper	14`0" x 9`8"	Library	Main	26`0" x 16`2"
Bedroom - Primary	Upper	15`2" x 13`11"	4pc Ensuite bath	Upper	8`2" x 7`11"
Bedroom	Main	11`2" x 10`0"	2pc Bathroom	Main	4`11" x 4`1"
Bedroom	Upper	10`6" x 11`11"	4pc Bathroom	Upper	5`9" x 9`5"
Bedroom	Basement	8`8" x 11`0"	3pc Bathroom	Basement	5`4" x 8`2"
Office	Basement	5`6" x 9`2"	Game Room	Basement	10`5" x 15`11"

**Kitchen  
Furnace/Utility Room**

**Basement  
Basement**

**6`2" x 5`4"  
9`5" x 6`6"**

**Storage**

**Basement**

**6`4" x 7`9"**

Legal/Tax/Financial

Condo Fee:  
**\$476**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d27**

Legal Desc: **9512232**

Remarks

Pub Rmks: **Welcome to this END UNIT that boasts over 2,600 sq ft of developed living space, surrounded by Nature's Beauty in the desirable community of Patterson! Whether you have kids and/or pets, you'll love having NO NEIGHBOURS BEHIND where you can cross the street to the OFF-LEASH DOG PARK and PLAYGROUND. For family's who have an active lifestyle, beautiful views of the bow river are at your fingertips at EDWORTHY PARK (10 mins), and only 1 min walk to walking/biking paths. Enjoy a fun-filled day at WESTSIDE RECREATION CENTRE (6 mins) of swimming, skating, wall climbing and tons more! If you're even more adventurous, you have unparalleled convenience to the great outdoors with MOUNTAINS (1 hr), BANFF (75 mins) and Ski Hills (90 mins) close by. This home is great for entertaining guests, from the ample parking on the driveway for 2, to the OPEN LAYOUT of the kitchen/dining/living room accented by VAULTED CEILINGS and tons of natural light from the SKYLIGHT and well appointed SOUTHWEST facing windows. Continue to connect with friends and family while you're in your timeless white kitchen with Corian countertops and STAINLESS STEEL APPLIANCES (2020-2021). Read a book or fire up the BBQ on your VINYL DECK, that overlooks the serene lush greenery of the park, or you can choose your second outdoor space from the WALK-OUT ENTRANCE below that is finished with a concrete deck. Whether you have a growing family, or just want space to expand, your vision can become a reality with 4 bedrooms, a den, and 3 FULL BATHS (nobody needs to share), you can be comfortable for the long-term. Don't miss your chance to make this home yours today!**

Inclusions:  
Property Listed By: **Hood Fan  
Real Broker**

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









