



THE
A-TEAM

**RE/MAX
FIRST**

171 PROMINENCE Heights, Calgary T3H 2Z6

MLS® #: **A2187660** Area: **Patterson** Listing Date: **01/30/25** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **4,746 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,351**
 Low Sqft:
 Ttl Sqft: **1,351**

DOM

2
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac,Landscaped**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`11" x 8`11"	Dining Room	Main	9`2" x 8`11"
Breakfast Nook	Main	8`11" x 5`4"	Living Room	Main	15`4" x 11`10"
Family Room	Basement	20`6" x 16`2"	Game Room	Basement	17`3" x 12`10"
Other	Basement	7`2" x 7`2"	Laundry	Main	5`7" x 2`11"

Furnace/Utility Room
Bedroom - Primary
Bedroom
4pc Bathroom

Basement
Main
Basement
Main

7`9" x 5`1"
16`9" x 11`11"
12`10" x 11`8"
7`11" x 4`11"

Storage
Bedroom
4pc Bathroom
5pc Ensuite bath

Basement
Main
Basement
Main

15`8" x 7`5"
13`1" x 8`6"
7`8" x 4`11"
11`11" x 9`1"

Legal/Tax/Financial

Condo Fee:
\$480

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9512232**

Remarks

Pub Rmks: **Tucked away in a quiet, picturesque enclave in the highly desirable community of Patterson, this immaculate and elegant 3-bedroom, 3-full-bathroom villa-style bungalow is a rare opportunity for those seeking luxurious, maintenance-free living without compromising on space, quality, or location. Offering a generous 2,523 sqft of meticulously designed and air conditioned living space, this home is ideal for empty nesters, professionals, or anyone seeking a refined, lock-and-leave lifestyle. From the moment you step inside, you are welcomed by soaring vaulted ceilings, hardwood flooring, oversized windows, and an intuitive open-concept layout that maximizes natural light and scenic views of the lush greenery & walking paths beyond. Adding to the effortless elegance, Silhouette automated blinds with remote control have been installed on all upper-floor windows, allowing for seamless light control. The main level is designed for both everyday comfort and entertaining, featuring a gourmet kitchen outfitted with custom cabinetry, beautiful granite countertops, a beverage fridge, stainless steel appliances, and a 5-burner gas range. A large central island offers additional prep space and seating and an expansive dining area comfortably accommodates large gatherings. The adjoining living room is a masterpiece of warmth and elegance, centered around a modern gas fireplace with a custom wood mantle and accent lighting, creating a cozy ambiance. The spacious primary retreat features expansive windows and a 5-piece ensuite with a soaker tub, glass-enclosed shower, and double vanity, alongside a generous walk-in closet with built-in shelving. The second bedroom, currently used as a home office, enjoys easy access to a full 4-piece bathroom, perfect for guests or additional workspace. The fully finished lower level is equally impressive, offering a sprawling family room, a full wet bar with extensive cabinetry, and a dedicated games area. A third bedroom and an additional 4-piece bathroom provide extra living space, while a large hobby room with a utility sink and extensive built-in cabinetry ensures everything has its place. Thoughtful updates include a new 40-gallon hot water tank. A double attached garage offers security and storage. Step outside to your private backyard oasis, which backs onto a serene green space offering peace, tranquility, and a picturesque setting to enjoy your morning coffee or evening wine. Affordable condo fees cover all exterior maintenance, allowing for a true lock-and-leave lifestyle where you can travel without worry or simply enjoy more leisure time at home. Situated in one of Calgary's most prestigious villa communities, Patterson is known for its stunning city views, abundant green spaces, and a vibrant, welcoming atmosphere. Residents enjoy beautiful walking paths, an off-leash dog park, and a well-appointed clubhouse for social events. Easy access to Westside Rec Centre, shopping, dining, major roadways, and top-tier golf courses.**

Inclusions:
Property Listed By: **N/A
Real Broker**

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

















