



THE
A-TEAM

**RE/MAX
FIRST**

43 PROMINENCE Path, Calgary T3M2W7

MLS®#: **A2187718**

Area: **Patterson**

Listing Date: **01/15/25**

List Price: **\$870,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **5,564 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, No Neighbours Behind, Views**
Park Feat: **Double Garage Attached, Driveway**

DOM

7

Layout

Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Concrete**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s), Granite Counters, Pantry, Soaking Tub, Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	19`2" x 17`6"
Great Room	Main	44`10" x 53`7"
5pc Ensuite bath	Second	41`3" x 31`9"
Bedroom - Primary	Second	59`1" x 64`3"
Bedroom	Basement	62`1" x 32`10"
Den	Main	28`2" x 48`11"
4pc Bathroom	Second	27`1" x 15`10"

Room	Level	Dimensions
Dining Room	Main	44`0" x 19`8"
Living Room	Main	45`1" x 55`0"
Bedroom	Second	39`8" x 52`9"
Walk-In Closet	Second	28`5" x 19`11"
Game Room	Basement	43`3" x 65`11"
Foyer	Main	14`9" x 32`0"
Bedroom	Second	62`7" x 50`7"

**Family Room
Bedroom**

**Second
Basement**

**47`7" x 66`5"
36`1" x 50`10"**

Laundry

Second

27`4" x 18`10"

Legal/Tax/Financial

Condo Fee:
\$535

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9410928**

Remarks

Pub Rmks: **Luxury Living in the Gated Community of the Mansions at Prominence - PRICE ADJUSTMENT Welcome to your dream home, located in the prestigious GATED COMMUNITY of The Mansions at Prominence. This exclusive detached property offers UNOBSTRUCTED PANORAMIC VIEWS of downtown Calgary and the stunning cityscape, creating a picturesque backdrop for everyday living. Conveniently situated in Southwest Calgary, this home is within close proximity to over 21 private schools, some of Calgary's top-rated public schools, and provides easy access to Calgary's Ring Road (Stoney Trail), ensuring seamless connectivity to the rest of the city. Designed for those who value both luxury and convenience, this home combines the benefits of a maintenance-free condo lifestyle with the privacy of a detached property. Gardening and snow removal services are included, allowing you to enjoy a worry-free lifestyle. Key Features: 3 full bathrooms + 1 half bathroom Main floor with spacious living and dining areas, plus a dedicated office overlooking the front steps. Modern open floor plan with an upper-level bonus room, perfect as a family retreat. Professionally developed basement featuring a wet bar, media/entertainment room, 2 bedrooms, and a full bathroom. Custom motorized blinds on the main floor for added elegance and convenience. Primary bedroom with private balcony, offering breathtaking city views. Backyard oasis with lush landscaping and million-dollar views, perfect for gatherings. Attached double-car garage for added convenience. This home offers a seamless blend of luxury, functionality, and low-maintenance living. Homes of this caliber, especially with such exceptional views, are a rare find at this unbelievable price point. Your dream home is waiting—don't miss the opportunity to own this gem in one of Calgary's most sought-after communities!**

Inclusions:
Property Listed By: **None
CIR Realty**

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









