



THE
A-TEAM

**RE/MAX
FIRST**

13 PROMINENCE Path, Calgary T3H 2W7

MLS® #: **A2197616**

Area: **Patterson**

Listing Date: **02/28/25**

List Price: **\$739,900**

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: **1997**

Lot Information
Lot Sz Ar: **4,370 sqft**
Lot Shape:

Access:
Lot Feat: **Landscaped,Lawn**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **1,924**
Low Sqft:
Ttl Sqft: **1,924**

DOM

9
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **4 Level Split,Attached-Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Other**
Int Feat: **Central Vacuum,Closet Organizers,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	13`5" x 15`4"
Dining Room	Second	7`7" x 10`8"
Breakfast Nook	Second	8`4" x 11`4"
Bedroom	Third	9`5" x 13`9"
Game Room	Basement	12`11" x 10`8"
Furnace/Utility Room	Basement	8`1" x 9`11"

Room	Level	Dimensions
Living Room	Second	20`0" x 20`5"
Kitchen	Second	11`4" x 12`0"
Bedroom - Primary	Third	12`5" x 13`9"
Family Room	Basement	12`11" x 14`10"
Laundry	Basement	9`0" x 9`6"
2pc Bathroom	Basement	6`0" x 6`3"

4pc Bathroom

Third

4`11" x 10`1"

5pc Ensuite bath
Legal/Tax/Financial

Third

9`7" x 10`1"

Condo Fee:
\$535

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9410928**

Remarks

Pub Rmks: **Located in the highly sought-after Condo Development, The Mansions at Prominence Point, this charming 2-bedroom, 3-bathroom home offers a spacious and well-designed layout perfect for modern living. Nestled in the desirable neighborhood of Patterson, this home boasts over 2,600 square feet of developed living space, providing ample room for comfort and entertaining. Main Level: The open-concept main floor is flooded with natural light, creating a bright and inviting atmosphere. It features a cozy living room with a gas fireplace, a large dining area perfect for family gatherings, and a well-equipped kitchen with plenty of cabinet space, a pantry, and expansive countertops for all your culinary needs. Upper Level: The upper level includes a spacious primary bedroom complete with a five-piece ensuite bathroom and a generous walk-in closet. An additional bedroom with built-in closet shelving and a four-piece bathroom provide space for guests or family members. Lower Level: The fully developed lower level offers a large rec room/family room, a designated laundry area with additional storage, and a convenient two-piece bathroom. This level also provides access to the double attached garage, adding extra convenience. Prime Location: Situated in an optimal location, this home is just a 20-minute commute to downtown, with easy access to Stoney Trail (5 minutes), the West Springs amenities (5 minutes), Edworthy Park and the Bow River (10 minutes), and Westhills (15 minutes), ensuring you're close to everything you need while enjoying a peaceful retreat in a well-established community. Don't miss out on this incredible opportunity to own a home in one of the most desirable developments in the area. Schedule your private viewing today!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Solutions**

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







