



# 1220 Prominence Way Calgary Alberta

\$795,000

Step into this stunning townhouse boasting million dollar views of Calgary's city skyline, complemented by multiple outdoor living areas and a convenient walk-out basement. Ideal for those seeking to downsize without sacrificing formal living and dining rooms, private patios, and multiple bedrooms with their own ensuites. The sunlit filled double-height foyer leads you into the formal dining room, complete with an alcove to hold a hutch. Beyond, the living room with a wood burning fireplace provides a lovely spot to host friends and have lively conversations. The living room opens to a large deck, offering spectacular sparkling city lights from this vantage point. The efficient kitchen contains a island with seating and a cooktop, ample storage, a sunny casual dining nook, and a conveniently located laundry room. A loft at the top of the stairs overlooks the foyer, is lit with skylights and custom stained glass panels and could easily be used as a library or home office. The large primary bedroom has an impressive vaulted ceiling, an updated ensuite, walk-in closet and a deck providing a private oasis for your morning coffee with the sunrise. Down the hall is a second bedroom with its own ensuite, walk in closet and deck. The lower walk-out level contains a games area with a wet bar and a family room with gas fireplace - a cozy area for movie nights. This floor is the ideal private space for guests with a third bedroom and bathroom. Sliding glass doors open to a covered patio that backs onto a common green space surrounded with mature trees. Gardeners will appreciate the ability to get creative and design their own flower bed at the front door. This is a very well managed condo complex with respect between board and community members. Embrace a new chapter of carefree living with unparalleled views in a beautifully maintained complex. (id:6769)

Family room 19.42 Ft x 15.00 Ft

Storage 15.33 Ft x 6.92 Ft

Recreational, Games room 14.25 Ft x 11.00 Ft

Furnace 7.75 Ft x 7.50 Ft

Bedroom 12.00 Ft x 11.50 Ft

2pc Bathroom 6.83 Ft x 3.50 Ft

Foyer 15.75 Ft x 7.50 Ft

Laundry room 7.33 Ft x 7.33 Ft

Other 15.25 Ft x 7.42 Ft

2pc Bathroom 7.42 Ft x 3.50 Ft

Loft 15.75 Ft x 7.50 Ft

Primary Bedroom 19.08 Ft x 15.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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**Kitchen** 13.17 Ft x 11.17 Ft  
**Dining room** 13.33 Ft x 11.08 Ft  
**Other** 7.83 Ft x 7.42 Ft  
**Living room** 19.83 Ft x 15.08 Ft

**Bedroom** 15.42 Ft x 11.08 Ft  
**4pc Bathroom** 11.33 Ft x 7.42 Ft  
**4pc Bathroom** 11.08 Ft x 7.42 Ft