



# 135 Prominence Heights Calgary Alberta

\$524,900

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! (id:6769)

Bedroom 8.67 Ft x 11.00 Ft  
3pc Bathroom 5.33 Ft x 8.17 Ft  
Office 5.50 Ft x 9.17 Ft  
Recreational, Games room 10.42 Ft x 15.92 Ft  
Kitchen 6.17 Ft x 5.33 Ft  
Storage 6.33 Ft x 7.75 Ft  
Furnace 9.42 Ft x 6.50 Ft

2pc Bathroom 4.92 Ft x 4.08 Ft  
Living room 13.92 Ft x 16.58 Ft  
Dining room 12.08 Ft x 12.17 Ft  
Kitchen 14.00 Ft x 9.67 Ft  
Primary Bedroom 15.17 Ft x 13.92 Ft  
4pc Bathroom 8.17 Ft x 7.92 Ft  
Bedroom 10.50 Ft x 11.92 Ft

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

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.liveinnercity.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Study 26.00 Ft x 16.17 Ft

4pc Bathroom 5.75 Ft x 9.42 Ft

Bedroom 11.17 Ft x 10.00 Ft