



# 14 Prominence View Calgary Alberta

\$819,900

FULLY RENOVATED Bungalow Villa with a developed walk-out on a quiet location backing on a well treed greenspace in Patterson. This home features an Open plan, 2575 Sq. Ft of luxury development, 9 Ft ceilings on both levels, Ceramic coated Hardwood floors, 3 Bedrooms, Den / flex room & 3 Bathrooms. The Chefs Kitchen has a 14 Ft Island / breakfast bar, with Quartz counter tops (Waterfall edge), Full Side by Side Fridge / Freezer (Professional Series), Dual Ovens, Bosch dishwasher, Beverage / Wine fridge, Quartz Backsplash, Soft close hinges, Additional Cabinets extending into the Dining room & in the Island, plus a Coffee Bar. Off the Kitchen is a large Living room with a feature wall & 72 inch Fireplace. There is a great sunny deck to enjoy your morning coffee or afternoon wine, BBQ, or watch wildlife. The primary Retreat has room for your King Bed, a walk in Custom closet, PLUS a spa bathroom with Steam shower / body Jets, Rain drop showerhead, heated floors, Large vanity with Quartz counter tops, a back light / anti fog mirror with blue tooth speakers, & a Ove toilet with heated seat + bidet. There is a Second bedroom (currently being used as a den), An Updated 2 pce Bathroom, & Laundry that completes the main floor. In the walk out there is a huge rec / family room with gas Fireplace, Home theatre, a bar area, a 3rd bedroom, a Den / flex room, & a 4pce Bathroom with a Bain Ultra Air Jet bathtub with heated backrest, Vanity with quartz counter tops, a back light / anti fog mirror & Ove toilet with heated seat + bidet. There is in floor heat in the basement, a patio, storage room with two closets, & a furnace / utility room. Other upgrades: Central Air conditioning 2022, Frigidaire Professional series Fridge / Freezer 2022, Kooltron Wine / beverage fridge 2022, Bosch Dishwasher 2024, LG Washer/ Dryer 2023, Rinnai Combo Boiler / on demand Hot water system 2024, New ...

Bedroom 3.56 M x 3.35 M  
 Family room 5.08 M x 4.06 M  
 Recreational, Games room 6.53 M x 3.66 M  
 Den 3.02 M x 3.35 M  
 Storage 4.14 M x 2.97 M  
 Furnace 4.17 M x 2.36 M

Kitchen 6.48 M x 3.76 M  
 Dining room 3.66 M x 3.58 M  
 Primary Bedroom 4.22 M x 3.76 M  
 Bedroom 4.04 M x 2.74 M  
 Laundry room 2.64 M x 1.73 M  
 Foyer 1.70 M x 1.24 M

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4pc Bathroom 2.49 M x 1.75 M

4pc Bathroom 2.82 M x 2.54 M

Living room 4.92 M x 3.48 M

2pc Bathroom 1.73 M x 1.22 M