

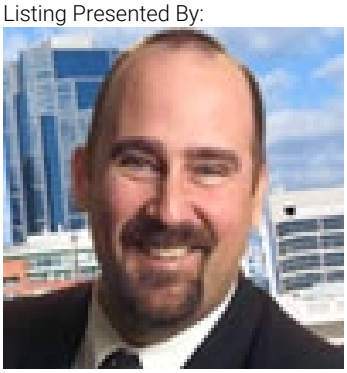
12 Prominence Point Calgary Alberta

$1,445,000

WELCOME HOME to this Exclusive Gated Enclave in Patterson! With over 3000 sq ft2 of Living Space this is the Pinnacle of Lock-and Leave. NEWLY RENOVATED Villa with All Permits this 3 Bedrooms and 3 Full Bathrooms will WOW you the Moment you Arrive! BRIGHT OPEN, No detail was spared in this downsize without compromise layout featuring Wide Plank Engineered Hardwood Floors , New Windows and Wonderful Layout Starting with the Breakfast Nook area where you can enjoy your Morning Coffee and the STUNNING Kitchen with 15 foot Quartz Waterfall Island with Dual sided Storage and seating for 8. You will LOVE your 48" Subzero French Door Fridge with Bottom Freezer w/Ice Maker, The 36" Wolf Induction Stove, Wolf Speed Oven/Microwave/Air Fryer, The Bosch Dishwasher, Bar Fridge plus the Gold Double Sink Workstation, Pull Down Spray Tap, Filtered Water Tap plus the Convenient Pantry with Pull out Drawers. Imagine Hosting your family and Friends in this Spacious Dining Room and Living Room with a Beautiful Gas Fireplace with easy access to your Large Covered Private Deck with BBQ Gas Line where you will Enjoy Relaxing and Entertaining! Your Primary Suite is a dream with your Custom Ensuite with Heated Floors, Double Sinks, Custom Shower with Bench and 10mm Glass and a Linen Closet plus Custom Walk-in Closet with 8 drawers. The 2nd Bedroom/Flex Room has Cheater Ensuite with Heated Floors, Laundry Room and Mudroom. You will Love the Walk out Lower Level with a 3rd Large Bedroom with Walk-in Closet, 3rd Full Bath with Heated Floors, Custom Wet Bar, with Plenty of Storage, Your Expansive Rec Room with 2nd Gas Fireplace, a Flex room for Hobby Room and Storage plus a private Lower Deck for Entertaining or Turn into your own Garden Oasis with Raised Beds. All this and a Fully Finished Heated Garage with Epoxy Floors! Just minutes away from West District where you will Enjoy many restau...

4pc Bathroom 5.00 Ft x 8.92 Ft
Bedroom 12.42 Ft x 17.08 Ft
Other 5.67 Ft x 14.25 Ft
Other 15.25 Ft x 14.50 Ft
Recreational, Games room 23.08 Ft x 34.17 Ft
Dining room 13.83 Ft x 10.42 Ft
Primary Bedroom 14.50 Ft x 16.67 Ft
Bedroom 13.42 Ft x 10.50 Ft
4pc Bathroom 5.92 Ft x 13.42 Ft
3pc Bathroom 11.17 Ft x 9.67 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Breakfast 16.75 Ft x 7.92 Ft

Kitchen 17.17 Ft x 15.50 Ft

Living room 16.00 Ft x 14.08 Ft

Laundry room 9.67 Ft x 4.00 Ft

Other 8.17 Ft x 10.00 Ft

Other 11.83 Ft x 4.67 Ft