



# 1220 Prominence Way Calgary Alberta

\$699,900

Rare find. Large 2529 sq ft of living space. beautiful yard, 3 large outdoor living areas, two car attached garage, all wrapped up in a great location!! Large front entry leads to hall with garage access and 2 pce bath. Up a few steps to the main level with large formal dining room with vaulted ceiling open to loft area. Large bright west window for plenty of light, hardwood floors thru out main floor. Renovated and updated kitchen offers a breakfast nook area and generous rich cabinets with granite counters and stainless steel appliances. New kitchen lighting with recessed pot lights and directional halogens. Kitchen and dining room areas are open to the massive great room with feature stone fireplace and wall of windows for lots of light. Sliding patio door to private welcoming deck area, yard with mature trees and landscaping. Up a few steps to the open loft area with skylight, overlooking main floor. Bedroom 2 is located on this level and offers 2 walk in closets , 4 pce ensuite bath and a sliding door to large sunny east facing deck with partial views. up a few steps to the amazing Primary bedroom. This bedroom is very spacious and features a vaulted ceiling, 4 pce bath and sliding door to another incredible outdoor living space. The ensuite is upgraded with large soaker tub, separate steam shower and extended vanity. The lower level is bright and open with large family room, kitchenette area and a flex room/den. Family room has additional stone fireplace, and the basement benefits from a bank of large slanted windows, providing a daylight walk out feel all day long. Double car garage if full size and easily handles 2 cars, driveway also hold 2 cars, so never a shortage of parking. This is an amazing unit with unusual large open space, beautiful setting and 3 outdoor living spaces. Condo is well run and self managed, with a very active board. Located in Pr...

Family room 5.57 M x 4.77 M  
 Recreational, Games room 4.87 M x 3.32 M  
 Other 3.05 M x 3.23 M  
 Furnace 2.92 M x 2.34 M  
 2pc Bathroom 1.00 M x 2.30 M  
 Breakfast 3.03 M x 1.91 M

Kitchen 3.03 M x 4.13 M  
 Living room 4.58 M x 5.75 M  
 4pc Bathroom 3.03 M x 2.26 M  
 4pc Bathroom 2.30 M x 3.25 M  
 Primary Bedroom 4.58 M x 5.86 M  
 Bedroom 4.24 M x 4.78 M

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

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

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

**RE/MAX Realty Professionals**

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

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

Dining room 4.94 M x 3.62 M

Loft 2.30 M x 3.87 M