



## 1220 Prominence Way Calgary Alberta

\$649,900

**\*\* Be sure to watch the full cinematic home tour of this stunning home\*\*** Discover this beautifully maintained, sun-filled end unit townhome offering over 2,250 sq. ft. of elegant living space with no neighbours behind, surrounded by mature landscaping and peaceful views. Perfectly tucked within a quiet, private complex in Calgary's desirable west-end community of Patterson, this residence blends tranquility, comfort, and convenience. The inviting lower-level walkout welcomes you with a spacious foyer and large closet, opening to a welcoming family area with a unique skylight that brings in natural light into the atmosphere rarely found in walkout levels. This floor also includes a convenient 2-piece bathroom, laundry room, and storage area for added function. The open riser staircase leads to the main floor's bright, open-concept living space where pristine hardwood floors, vaulted ceilings, and expansive windows fill the home with natural light. The formal dining room includes an alcove for a hutch, while the living room's wood-burning fireplace adds warmth and charm. Step through the patio doors onto a large private deck--a peaceful spot to enjoy morning coffee or evening sunsets with views. The kitchen features sleek granite countertops, a raised eating ledge, and full-length cabinetry offering ample storage. A sunny breakfast nook a casual space for everyday dining with built-in bench storage. Down the hallway, the spacious primary bedroom offers a serene retreat with a 4-piece ensuite, dual closets, and direct deck access-- for quiet reading or morning coffee. The second bedroom also enjoys a 3-piece ensuite , 2nd Bedroom with 3 piece cheater ensuite (can be accessed from both the room and outside) 2 closets, and deck access, making it perfect for guests or family. Quick access to the double attached insulated garage adds everyday convenience. The complex of Pr...

Foyer 7.00 Ft x 15.58 Ft

Family room 18.75 Ft x 22.67 Ft

2pc Bathroom Measurements not available

Laundry room 7.17 Ft x 15.17 Ft

Furnace 6.75 Ft x 10.67 Ft

Living room 18.92 Ft x 9.92 Ft

Breakfast 7.92 Ft x 7.25 Ft

Dining room 18.92 Ft x 10.25 Ft

Primary Bedroom 13.08 Ft x 18.83 Ft

Bedroom 11.17 Ft x 17.83 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

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Listing Presented By:



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**RE/MAX Realty Professionals**

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