

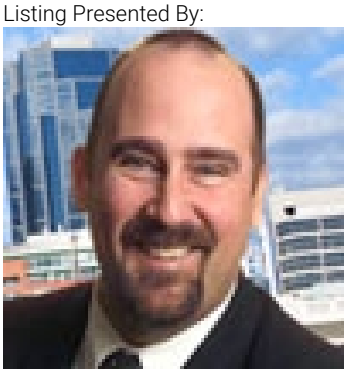
1220 Prominence Way Calgary Alberta

$849,000

City skyline views. Four private outdoor spaces. And a kitchen that has been completely reimagined. Welcome to villa-style living with an exceptional mix of character, space and modern comfort in Patterson's sought-after Prominence Estates.Offering approximately 2,126 sq. ft. above grade, this beautifully updated home features three bedrooms, two full and two half baths, a finished walkout lower level and an attached double garage. Soaring ceilings, skylights and an open loft create a wonderful sense of space, while beautifully restored hardwood floors bring warmth and timeless appeal. A spacious foyer and main-floor laundry add everyday practicality.The spectacular new kitchen features cabinetry, under-cabinet lighting, quartz countertops and backsplash, a waterfall-edge island, 36-inch KitchenAid built-in refrigerator, induction cooktop with bridge burner, downdraft ventilation, built-in wall oven and Bosch steam oven. An upgraded pantry adds storage and style. The living room's wood-burning fireplace has a contemporary concrete surround and tile hearth. The dining area and outdoor spaces make entertaining easy.Upstairs, two spacious bedroom suites each have an ensuite, walk-in closet and private balcony. The primary suite features 14-foot vaulted ceilings, a refreshed bathroom and motorized blackout blind. The walkout level offers a third bedroom, large family and games room with gas fireplace, new wet bar and access to the lower patio--ideal for guests, movie nights or relaxing at home.Air conditioner/heat-pump and updated thermostats add comfort. Close to parks, Edworthy Park and its river pathways, shopping, Bow Trail and Sarcee Trail, this home delivers a peaceful west-side setting with convenience.ADDITIONAL IMPROVEMENTS: New Lux triple-pane windows in the kitchen, dining room, primary ensuite and front guest-suite ensuite. Primary ensuite: new vanity, sink...

Bedroom 10.67 Ft x 19.00 Ft
2pc Bathroom 3.08 Ft x 7.58 Ft
Recreational, Games room 31.08 Ft x 15.00 Ft
Storage 15.33 Ft x 6.58 Ft
Furnace 7.92 Ft x 7.83 Ft
2pc Bathroom 3.50 Ft x 7.42 Ft
Dining room 11.33 Ft x 13.42 Ft
Living room 19.50 Ft x 14.92 Ft
Pantry 7.25 Ft x 7.42 Ft
Primary Bedroom 18.50 Ft x 15.08 Ft
Bedroom 11.17 Ft x 15.42 Ft
3pc Bathroom 11.42 Ft x 7.42 Ft

Listing Presented By:



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Real Broker

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Foyer 15.42 Ft x 7.50 Ft

Other 12.92 Ft x 19.08 Ft

4pc Bathroom 7.42 Ft x 11.50 Ft

Bonus Room 10.25 Ft x 15.67 Ft