



14 Prominence View Calgary Alberta

\$799,900

Completely renovated Bungalow Villa backing on a well treed greenspace in Patterson/Prominence. This home features 2575 Sq. Ft of luxury development, an Open plan, 9 Ft ceilings on both levels, natural tone Hardwood floors, 3 Bedrooms, a Den/flex room & 2 and a half Bathrooms. The amazing Chefs Kitchen has a 14 foot Island with Quartz counter tops finished with a Waterfall edge (and pop-up electrical outlets!), Full size Side by Side Professional Series Fridge & Freezer, Dual Ovens, a Bosch dishwasher, Beverage/Wine fridge. Additional Cabinets - all with Soft close hinges- extend into the Dining room and Coffee Bar and are complemented by a quartz backsplash. Off the Kitchen is a large bright Living room complete with a feature wall and 72 inch Fireplace. Enjoy your morning coffee or a barbeque from the sunny deck while you watch wildlife meander through the greenspace. The roomy primary Retreat truly has a spa for an ensuite-a Steam shower with aromatherapy, 6 body Jets, and a Rain drop showerhead, Quartz countertops on the vanity, a 48" back lit anti-fog mirror with embedded blue tooth speakers, An Ove smart bidet toilet with heated seat, heated floors and a custom walk-in closet. The Second bedroom (currently being used as a den), an updated 2 pce Bathroom & Laundry area complete the main floor. In the walk-out basement there is a huge family room with a gas Fireplace, a bar area, a 3rd bedroom, a Den / flex room, & a luxurious 4pce Bathroom with a Bain Ultra Air Jet bathtub with heated backrest, a vanity with quartz counter tops, a back lit anti-fog mirror & an Ove smart bidet toilet with heated seat. There is plush carpet, in-floor heat & 9 foot ceilings in the basement as well as a spacious patio, a storage room with two closets, & a furnace / utility room. The double attached garage is insulated, has a work bench with cabinets, & a tire rack. There is room ...

Bedroom 11.67 Ft x 11.00 Ft

Family room 16.67 Ft x 13.33 Ft

Recreational, Games room 21.42 Ft x 12.00 Ft

Den 9.92 Ft x 11.00 Ft

Laundry room 8.67 Ft x 5.67 Ft

Storage 13.58 Ft x 9.75 Ft

Living room 16.17 Ft x 11.42 Ft

Kitchen 21.25 Ft x 12.33 Ft

Dining room 12.00 Ft x 11.75 Ft

Primary Bedroom 13.83 Ft x 12.33 Ft

Bedroom 13.25 Ft x 9.00 Ft

Foyer 5.58 Ft x 4.08 Ft

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Furnace 13.67 Ft x 7.75 Ft

4pc Bathroom 8.17 Ft x 5.75 Ft

4pc Bathroom 9.25 Ft x 8.33 Ft

2pc Bathroom 5.67 Ft x 4.00 Ft