



# 18 Prominence View Calgary Alberta

\$603,000

Well maintained WALKOUT bungalow half-duplex. Welcome to this bright and inviting home backing onto a tranquil, tree-lined green space with a north-facing backyard. The main floor is filled with natural light and showcases hardwood flooring and large windows throughout. The kitchen offers warm oak cabinetry, durable laminate countertops, a cozy eating nook, and direct access to a spacious 285sqft deck-perfect for morning coffee or summer entertaining. The primary bedroom is conveniently located on the main floor and features a private 4-piece ensuite complete with a relaxing soaker tub. A sunny, south-facing front den with a closet provides excellent flexibility and can easily function as an additional bedroom or home office. The main level is completed by a comfortable living room, formal dining area, a convenient 2-piece bathroom, and mud room. The walkout basement expands the living space with a generous family room, an additional bedroom, a full 4-piece bathroom, laundry room, and ample mechanical and storage space. Ideally situated near parks, walking paths, schools, shopping, and other everyday amenities, this home offers both comfort and convenience in a beautiful setting. (id:6769)

4pc Bathroom .00 Ft x .00 Ft  
Family room 13.25 Ft x 27.67 Ft  
Bedroom 11.75 Ft x 13.25 Ft  
Laundry room 8.08 Ft x 10.25 Ft  
4pc Bathroom .00 Ft x .00 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Other 4.08 Ft x 8.17 Ft

Living room 13.25 Ft x 17.42 Ft  
Dining room 9.00 Ft x 12.33 Ft  
Kitchen 10.17 Ft x 13.00 Ft  
Breakfast 10.83 Ft x 11.08 Ft  
Primary Bedroom 12.33 Ft x 14.00 Ft  
Bedroom 9.00 Ft x 15.00 Ft  
Other 5.58 Ft x 8.25 Ft

Listing Presented By:



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