



312 Prominence Heights Calgary Alberta

\$599,900

OPEN HOUSE SATURDAY JAN 24, 2-4PM. JUST LISTED in PATTERSON! Fully finished 4 bedroom, 3 bathroom, END UNIT BUNGALOW in "Prominence Hills"! QUIET AMAZING LOCATION with NO NEIGHBOURS BEHIND, SUNNY SOUTHWEST facing backyard, right across the street from the OFF-LEASH PARK, and QUICK ACCESS TO OLD BANFF COACH ROAD! Open floor plan with HIGH VAULTED CEILINGS, white kitchen cabinets & island, PANTRY, HARDWOOD FLOORING, GAS FIREPLACE, good sized dining areas, and more! Large primary bedroom with 4 PCE bathroom ensuite, standing shower, corner tub, and walk-in closet. There is also a 2nd main floor bedroom and full bathroom for added convenience. The lower level is fully finished, has a wide open recreation area, large windows, 2 additional bedrooms with huge closet space, a full bath, and laundry. So many extras in this home - DOUBLE ATTACHED GARAGE, bay windows in the kitchen nook, master bedroom, and dining room. Maintenance free SW facing private deck with power awning, knockdown ceiling texture, large mechanical room for storage, underground sprinklers, and more. LOW CONDO FEES include clubhouse with games room and kitchen! Request your showing today as this property is priced to sell at \$599,900 and will not last long! (id:6769)

Recreational, Games room 16.50 Ft x 28.58 Ft

Bedroom 12.42 Ft x 12.92 Ft

Bedroom 10.50 Ft x 14.42 Ft

4pc Bathroom 5.00 Ft x 10.58 Ft

Laundry room 12.67 Ft x 11.50 Ft

Kitchen 12.33 Ft x 11.42 Ft

Other 10.33 Ft x 8.33 Ft

Dining room 19.50 Ft x 10.00 Ft

Living room 15.58 Ft x 14.75 Ft

Primary Bedroom 13.08 Ft x 17.33 Ft

4pc Bathroom 13.00 Ft x 11.25 Ft

Bedroom 9.67 Ft x 9.00 Ft

3pc Bathroom 7.83 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

<https://jeffackerman.com/>

RE/MAX Realty Professionals

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