



## 43 Prominence Path Calgary Alberta

\$870,000

Luxury Living in the Gated Community of the Mansions at Prominence - PRICE ADJUSTMENT Welcome to your dream home, located in the prestigious GATED COMMUNITY of The Mansions at Prominence. This exclusive detached property offers UNOBSTRUCTED PANORAMIC VIEWS of downtown Calgary and the stunning cityscape, creating a picturesque backdrop for everyday living. Conveniently situated in Southwest Calgary, this home is within close proximity to over 21 private schools, some of Calgary's top-rated public schools, and provides easy access to Calgary's Ring Road (Stoney Trail), ensuring seamless connectivity to the rest of the city. Designed for those who value both luxury and convenience, this home combines the benefits of a maintenance-free condo lifestyle with the privacy of a detached property. Gardening and snow removal services are included, allowing you to enjoy a worry-free lifestyle. Key Features: 3 full bathrooms + 1 half bathroom Main floor with spacious living and dining areas, plus a dedicated office overlooking the front steps. Modern open floor plan with an upper-level bonus room, perfect as a family retreat. Professionally developed basement featuring a wet bar, media/entertainment room, 2 bedrooms, and a full bathroom. Custom motorized blinds on the main floor for added elegance and convenience. Primary bedroom with private balcony, offering breathtaking city views. Backyard oasis with lush landscaping and million-dollar views, perfect for gatherings. Attached double-car garage for added convenience. This home offers a seamless blend of luxury, functionality, and low-maintenance living. Homes of this caliber, especially with such exceptional views, are a rare find at this unbelievable price point. Your dream home is waiting—don't miss the opportunity to own this gem in one of Calgary's most sought-after communities! (id:6769)

5pc Bathroom 12.58 M x 9.67 M

Bedroom 12.08 M x 16.08 M

Primary Bedroom 18.00 M x 19.58 M

Other 8.67 M x 6.08 M

4pc Bathroom 8.25 M x 4.83 M

Bedroom 19.08 M x 15.42 M

Recreational, Games room 13.17 M x 20.08 M

Bedroom 11.00 M x 15.50 M

2pc Bathroom 5.83 M x 5.33 M

Dining room 13.42 M x 6.00 M

Great room 13.67 M x 16.33 M

Living room 13.75 M x 16.75 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Family room 14.50 M x 20.25 M  
Laundry room 8.33 M x 5.75 M  
Bedroom 18.92 M x 10.00 M

Den 8.58 M x 14.92 M  
Foyer 4.50 M x 9.75 M