

**364 Prominence Heights SW  
Calgary, Alberta**

**MLS # A2173145**



**\$759,990**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,862 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	NA		

**\*\*OPEN HOUSE SATURDAY, NOVEMBER 2 FROM 12:00-2:00PM\*\*** Check out our 24/7 Virtual Open House. Discover modern living in this freshly renovated townhome in the desirable community of Patterson. This beautiful home offers a spacious and thoughtfully designed layout that's perfect for families at any stage of life. This home leaves nothing to be desired as it features a gourmet kitchen, three generous-sized bedrooms, 3 full bathrooms, double attached garage and walk-out finished basement. Step inside to enjoy fresh updates throughout, including stylish finishes and upgrades that enhance both comfort and elegance. Large windows flood the home with natural light, creating an inviting atmosphere in every corner. The unique multi-level layout provides versatility, with distinct spaces for relaxation, work, and entertainment. The main floor showcases soaring ceiling and an open concept living, dining and kitchen area. The kitchen as been thoughtfully designed and curated with custom cabinetry, quartz countertops, stainless steel appliances and designer lighting. The dining room anchors the space with a beautiful chandelier which leads effortlessly to the rear deck. The living room is spacious, bright and is anchored by a beautiful corner gas fireplace. The upper level includes the private primary bedroom with spa inspired ensuite and walk-in closet. An additional bedroom and another full bathroom with laundry adds to the convenience and functionality of this home. The lower walk-out is fully finished and features a wet bar, living room, additional bedroom and full bathroom. The double attached garage and private driveway add convenience and functionality, making parking stress-free. Nestled in the heart of Patterson, this home offers unbeatable access to essential amenities, including quick routes via Sarcee Trail and Downtown, recreation

opportunities at the Westside Recreation Centre and Patterson Park. It's also located nearby an LRT station for seamless commuting and is a quick drive to shopping and restaurants. Welcome Home!