

**13 Prominence Path SW**  
**Calgary, Alberta**

**MLS # A2197616**



**\$739,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,924 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 535
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Located in the highly sought-after Condo Development, The Mansions at Prominence Point, this charming 2-bedroom, 3-bathroom home offers a spacious and well-designed layout perfect for modern living. Nestled in the desirable neighborhood of Patterson, this home boasts over 2,600 square feet of developed living space, providing ample room for comfort and entertaining. Main Level: The open-concept main floor is flooded with natural light, creating a bright and inviting atmosphere. It features a cozy living room with a gas fireplace, a large dining area perfect for family gatherings, and a well-equipped kitchen with plenty of cabinet space, a pantry, and expansive countertops for all your culinary needs. Upper Level: The upper level includes a spacious primary bedroom complete with a five-piece ensuite bathroom and a generous walk-in closet. An additional bedroom with built-in closet shelving and a four-piece bathroom provide space for guests or family members. Lower Level: The fully developed lower level offers a large rec room/family room, a designated laundry area with additional storage, and a convenient two-piece bathroom. This level also provides access to the double attached garage, adding extra convenience. Prime Location: Situated in an optimal location, this home is just a 20-minute commute to downtown, with easy access to Stoney Trail (5 minutes), the West Springs amenities (5 minutes), Edworthy Park and the Bow River (10 minutes), and Westhills (15 minutes), ensuring you're close to everything you need while enjoying a peaceful retreat in a well-established community. Don't miss out on this incredible opportunity to own a home in one of the most desirable developments in the area. Schedule your private viewing today!