

**364 Prominence Heights SW
Calgary, Alberta**

MLS # A2173145



\$759,990

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

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

Inclusions: NA

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!