



**28 Prominence View SW  
Calgary, Alberta**

**MLS # A2272211**



**\$665,000**

|                  |                                 |                               |
|------------------|---------------------------------|-------------------------------|
| <b>Division:</b> | Patterson                       |                               |
| <b>Type:</b>     | Residential/Duplex              |                               |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |                               |
| <b>Size:</b>     | 1,324 sq.ft.                    | <b>Age:</b> 1996 (30 yrs old) |
| <b>Beds:</b>     | 2                               | <b>Baths:</b> 2 full / 1 half |
| <b>Garage:</b>   | Double Garage Attached          |                               |
| <b>Lot Size:</b> | -                               |                               |
| <b>Lot Feat:</b> | Backs on to Park/Green Space    |                               |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Fireplace(s), Forced Air   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 646   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Stucco  | <b>Zoning:</b>    | M-C1 d30 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters |                   |          |
| <b>Inclusions:</b> | Pool Table and Accessories   |                   |          |

\*OPEN HOUSE - Saturday January 24, 1pm - 3pm\* Set on a quiet cul-de-sac in Patterson, this walkout bungalow villa offers over 2,500 sq. ft. of total living space with a bright, open layout and newer windows that look out onto mature landscaping. The main floor features 9 ft. knock-down ceilings, a comfortable great room with a tiled fireplace, and refinished hardwood floors that add warmth throughout. The kitchen maintains its classic design with white cabinetry and a large central island, now upgraded with stone countertops and an induction cooktop, alongside stainless steel appliances and a walk-in pantry. A formal dining area and a front den provide flexible spaces for work, hosting, or relaxing. The primary bedroom fits a king-sized bed easily and includes a walk-in closet and a 4-piece ensuite. A 2-piece powder room completes the main level. The fully developed walkout basement with in-floor heat expands your living space with a second fireplace, TV area, games area, and bar&mdash;ideal for entertaining or extended stays. A second bedroom and full 4-piece bathroom finish the lower level. Additional features include a double attached garage and air conditioning, all within a low-maintenance villa setting in one of Calgary's desirable west-end communities.