



GRASSROOTS
REALTY GROUP

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28 Prominence View SW Calgary, Alberta

MLS # A2272211



\$665,000

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

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