



**35 Prominence Path SW  
Calgary, Alberta**

**MLS # A2317825**



**\$829,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	1 and Half Storey, Attached-Side by Side		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1 d35
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

The Mansions of Prominence is a gated community overlooking the river valley and downtown. This unit has the best of all views within the Mansions. The brick exterior, wide roads, professionally landscaped and maintained within the secure gates set this place apart. Less than 15 minutes to downtown when I timed it is really exceptional and offers good access to the ring road and the rocky mountains as well, is there any better area in the city with this kind of access to all you could want? When you enter this 3 bedroom 3.5 bathroom well laid out home you will notice spacious rooms. Main floor master bedroom and another upper floor master retreat, The basement has the 3rd bed and full bath. Walking in the main door you can't miss the spacious kitchen with newer cabinetry and high end appliances, bright nook, huge dining room lovely living room looking over the city to the east. The french doors lead to your deck with a well landscaped back yard and the views that few properties offer. You will love the morning sunrises. The basement level has a large family room, 3rd bed, lots and lots of storage. Gated living, great neighborhood, tremendous views, 2 master beds + 1 more and the condo takes care of your exterior lawns and snow removal etc. This is special so don't delay and book to view with your real estate professional today.