



GRASSROOTS
REALTY GROUP

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12 Prominence Point SW
Calgary, Alberta

MLS # A2331955



\$1,499,900

Division:	Patterson		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,570 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Aggregate, Concrete Driveway, Double Garage Attached,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 818
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Wolf Induction Range, Wolf Speed Oven/Microwave

****OPEN HOUSE SATURDAY JULY 25th 2-4 pm**** WELCOME HOME to the GATED Community, The Brickburn in Patterson! NEWLY RENOVATED Villa with 3 Bedrooms and 3 Full Baths all with Heated Floors! You will be WOWed the Moment you step into this BRIGHT OPEN Home! Starting with the Breakfast Nook area where you can enjoy your Morning Coffee with Built in Pantry and Storage and the STUNNING Kitchen with 15 foot Island with Storage on Both sides and enough seating for 8 and Waterfall Quartz Countertops. You will LOVE your 48" Subzero French Door Fridge with Bottom Freezer w/Ice Maker, The 36" Wolf Induction Stove, Wolf Speed Oven/Microwave/Air Fryer, The Bosch Dishwasher, Bar Fridge plus the Gold Double Sink Workstation, Pull Down Spray Tap and the Filtered Water Tap. Easy Access to your Dining Room with enough room to entertain the whole Family and the Living Room with a Beautiful Gas Fireplace with easy access to your Large Covered Private Deck with BBQ Gas Line where you will Enjoy Relaxing and Entertaining! Your Primary Suite is a dream with your Custom Ensuite with Heated Floors, Double Sinks, Custom Shower with Bench and 10mm Glass and a Linen Closet plus Custom Walk-in Closet with 8 drawers. The 2nd Bedroom/Flex Room has Cheater Ensuite with Heated Floors, Laundry Room and Mudroom. You will Love the Walk out Lower Level with a 3rd Large Bedroom with Walk-in Closet, 3rd Full Bath with Heated Floors, Custom Wet Bar, with Plenty of Storage, Your Expansive Rec Room with 2nd Gas Fireplace, a Flex room for Hobby Room and Storage plus a private Lower Deck for Entertaining or Turn into your own Garden Oasis with Raised Beds. All this and a Fully Finished Heated Garage with Epoxy Floors! This is the Home you have been Looking For! WELCOME HOME!

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