



GRASSROOTS
REALTY GROUP

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8 Prominence Path SW
Calgary, Alberta

MLS # A2332354



\$849,900

Division:	Patterson		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,774 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees, Rectangular Lot, Str		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 550
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	M-C1 d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting, Storage		

Inclusions: None

One of the best location in this complex of Mansions Prominence. This wonderful semi-detached bungalow style villa has it all. Beautifully maintained by the original owner and certainly shows pride of ownership throughout. There is well over 3000 square feet of development designed to take full advantage of living space and the gorgeous views this property has to offer. This one of a kind home that features two generous size bedrooms on the main level and a fully developed walk-out with a huge family room; along with a large office. The walk-out level has over 1700 sq. ft. of development. On this level you will find a third bedroom for your guest or family. The main floor offers a fantastic kitchen with a functional layout and modern appliances including an electric cooktop and built-in oven and plenty of cabinets for storage. The main floor also offers a spacious living room and dining area which is perfect for entertaining with direct access to a beautiful sunroom showcasing magnificent panoramic views of the city skyline. This sunroom is a highlighted feature of this home; enjoy a morning coffee or relax in the evening taking in the views. There are two fabulous fireplaces; one in the main living room and the other in the lower level. A special stone called "Tindlestone" was used in the construction of both fireplace. The primary suite offers a spacious and private place to relax; a well appointed five piece en-suite and walk-in closet caps off this room. The second bedroom on this level can also be used as a reading room or study. There is great access in and out of the community; with downtown only 15 minutes away. Close to shopping, entertainment and other essential amenities is only a short commute. Don't miss out on this opportunity to make this stunning place your new home. Call for your private viewing today.

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