



GRASSROOTS
REALTY GROUP

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5 Prominence View SW Calgary, Alberta

MLS # A2348063



\$399,900

Division:	Patterson		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,426 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized, Tandem		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Bel		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: N/A

JUST LISTED IN PATTERSON! This exceptional SOUTH-FACING END UNIT backs and sides onto beautiful GREEN SPACE and offers an outstanding level of PRIVACY. Ideally positioned within the complex, this ORIGINAL-OWNER home combines abundant natural light, peaceful views, and a functional floor plan designed for comfortable everyday living. The bright main level features a spacious kitchen, living room with a cozy gas fireplace, a separate dining room, a convenient 2-piece bathroom, and an adjacent laundry area. The corner location provides NUMEROUS ADDITIONAL WINDOWS filling the home with natural light throughout the day. The upper level offers 2 spacious bedrooms plus a versatile loft that could easily be converted into a THIRD BEDROOM, making this home ideal for families, professionals, or those working from home. Step outside onto the large, SUNNY, SOUTH-FACING DECK and enjoy the privacy and tranquil GREEN SPACE VIEWS. Additional highlights include attractive wood spindle railings and a DOUBLE TANDEM GARAGE that provides plenty of parking, storage space, no smoking and no pets ever in this home, BBQ gas line on deck! Offered at \$399,900 this exceptional home won't last long!