

# \$799,900 - 43 Prominence Path Sw, Calgary

MLS® #A2238416

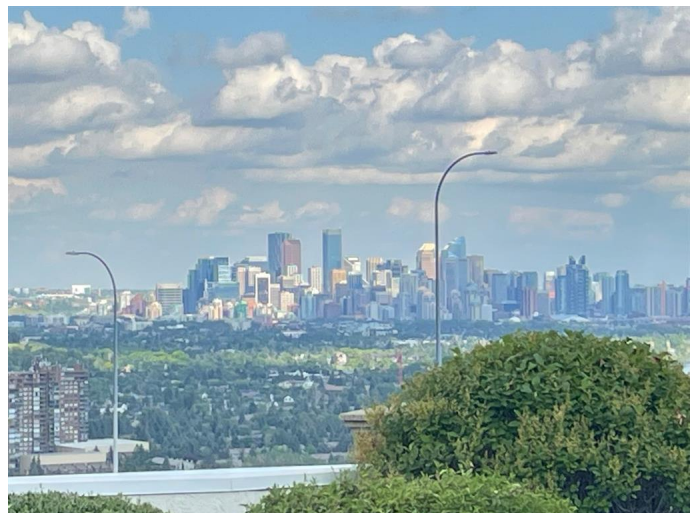
**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,570 sqft

Residential on 0.08 Acres

Patterson, Calgary, Alberta

JUST LISTED in PATTERSON! Wow this fully finished SINGLE FAMILY DETACHED HOME located in the GATED COMMUNITY of Mansions Prominence has the perfect floor plan! AMAZING VALLEY VIEWS of the Bow River, Nose Hill Park, and Downtown! Youâ€™ll love the WALL OF WINDOWS, large rooms, and PRIVATE MAIN FLOOR OFFICE which could also be used as a bedroom. Remove the adjacent closet and convert the 1/2 bath to a 3/4 bath with shower to accommodate main floor living! Beautiful RICH MAPLE CABINETRY, GRANITE COUNTERTOPS, SS Appliances, WALK THROUGH PANTRY, and HARDWOOD FLOORING. The Family room has a gorgeous gas fireplace with custom surround detail. WROUGHT IRON SPINDLE RAILING staircase leads to the upper level where youâ€™ll find 3 MASSIVE BEDROOMS including the primary ensuite with HIS & HERS SINKS, CUSTOM TILED SHOWER, BONUS ROOM at the back of the home to enjoy the VALLEY VIEWS, UPPER FLOOR LAUNDRY, and the guest bathroom. The lower level is fully finished with a good size recreation room, WET BAR, 2 bedrooms, 3/4 bath, and HUGE MECHANICAL ROOM for STORAGE of all those seasonal items. The double attached garage is long enough to fit 2 full sized SUVs. So many extras in this home - Walk in closets, heated floors, 2 furnaces, oversized water heated, exposed aggregate patio, underground sprinklers, landscaped



beautifully, the list goes on and on. Request your showing today as this property is priced to sell at \$799,900 and will not last long!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238416    |
| Price          | \$799,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,570       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 43 Prominence Path Sw |
| Subdivision | Patterson             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 2W7               |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Park, Snow Removal, Trash                             |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood,                                                            |

|                 |                                        |
|-----------------|----------------------------------------|
|                 | Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                |
| Cooling         | None                                   |
| Fireplace       | Yes                                    |
| # of Fireplaces | 1                                      |
| Fireplaces      | Gas                                    |
| Has Basement    | Yes                                    |
| Basement        | Finished, Full                         |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                              |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, Views |
| Roof              | Concrete                                                             |
| Construction      | Brick, Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 19              |
| Zoning         | M-C1 d35        |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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