

\$898,000 - 50 Prominence Path Sw, Calgary

MLS® #A2223600

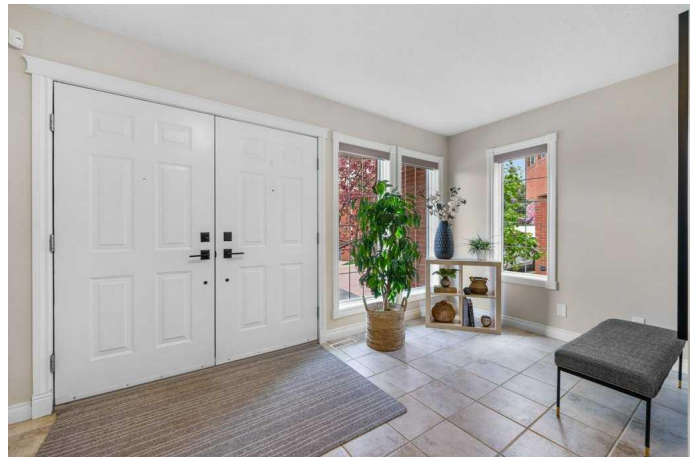
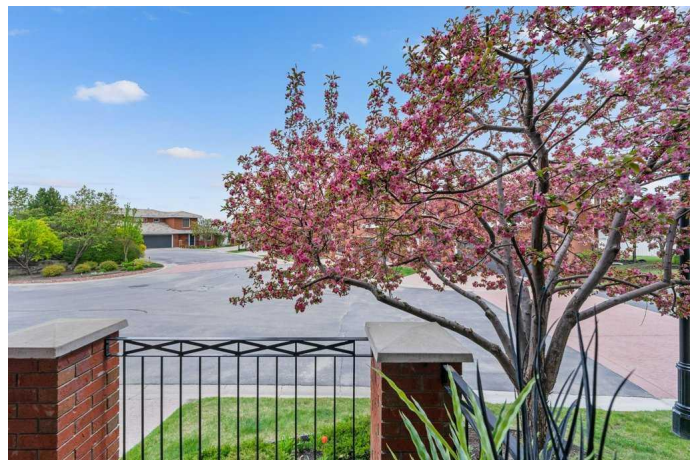
\$898,000

2 Bedroom, 3.00 Bathroom, 1,689 sqft

Residential on 0.13 Acres

Patterson, Calgary, Alberta

Luxurious "resort-like" living in this "air-conditioned executive detached home" in the elite gated community of "The Mansions"! The upscale brick exteriors and the manicured gardens/landscaping all add to the allure of this timeliness development. The home is perfectly located in the private cul-de-sac and faces green space. From the moment you enter this property, you feel the calming ambience and "park-like" setting through the many windows. The open-plan concept is airy and inviting, with its spacious foyer, to its sweeping curved staircase to the large main level. The living and adjacent dining room, with gleaming hardwood floors throughout, can accommodate any sized furniture. The 3 sided stone fireplace provides ambience in these stylish entertainment spaces. Garden doors to the view deck from the living area add to its unique design. The gourmet chef's kitchen features expansive granite counters, plus a granite island - perfect for entertaining. The appliances are nearly new, including the modern induction cook-top. The large pantry adds to the abundance of space. Enjoy garden views while you create culinary masterpieces. The nook area is adjacent to the French doors that invite the fragrant garden air inside. Enjoy quiet afternoons in the "park-like" private patio with yard (BBQ gas line). Ascend to the oversized master suite, with its newly renovated "spa-like" ensuite bathroom, complete with quartz counters, dual sinks, soaker tub,



stand-up shower, walk-in closet. The second bedroom is spacious and features views of the garden. The adjacent main bathroom is newly renovated with quartz counters, new cabinetry, flooring and tub/shower. The lower level is showcased by a unique den / family room, with high ceilings and a large window. Enjoy an oversized "flex room", currently used as a sewing and craft room, but could be converted to an extra bedroom. The laundry area, half bathroom and utility area complete this level. This home also features several new 3 pane glass windows, while others have UV protection, 2 furnaces, air conditioning and surround sound. Let us provide your private tour of this magnificent property today!

Built in 2000

Essential Information

MLS® #	A2223600
Price	\$898,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,689
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	50 Prominence Path Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 3E8

Amenities

Amenities Park, Snow Removal, Other
Parking Spaces 2
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Crown Molding, French Door
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Induction Cooktop
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, Garden
Lot Description Cul-De-Sac, Landscaped
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 22nd, 2025
Days on Market 3
Zoning M-C1

Listing Details

Listing Office eXp Realty

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