

## 12 Prominence Point SW Calgary, Alberta

MLS # A2275204

# \$698,896



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 808
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Dry Bar		

**Inclusions:** None

12 Prominence Point SW | Welcome To The Brickburn! A Prestigious Adult (18+) Gated Community, |Stunning Bungalow Villa With Fully Developed Walk-Out | Over 3,000 Sq Ft Of Living Space | Perfect For Entertaining! | Main Floor Features Large Office or Extra Family Area, Dining & Living Room With A Beautiful Brick Faced Gas Fireplace and Access to Large Covered Deck for Outdoor Entertaining | Kitchen Awaits Your Inspiration & Perfect Time For Upgrading | Bright Spacious Primary Bedroom Includes, 4 PCE Ensuite with Separate Shower & Soaker Tub | A Grand Curved Staircase Leads To The Fully Developed Walk-Out With Open Family Room & Games Area, Large Extra Bedroom & 4 PCE Bath, Plus! Lots Of Storage | Private Backyard (With The Occasional Deer Family) Requires No Maintenance & Is A Perfect Place To Relax & Unwind With Plenty Of Privacy | Located Just Steps Away From Parks, Pathways, & Shopping | Excellent Access To All Major Routes | Condo Fees Of \$807.61 Include Common Area Maintenance, Snow Removal, Insurance, Maintenance Grounds, Professional Management, & Reserve Fund Contributions | Pets Allowed Subject To Board Approval.