

**312 Prominence Heights SW
Calgary, Alberta**

MLS # A2280693

\$599,900



Division:	Patterson		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,474 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Landscaped, Lawn, Level, No N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d27
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY JAN 24, 2-4PM. JUST LISTED in PATTISON! Fully finished 4 bedroom, 3 bathroom, END UNIT BUNGALOW in "Prominence Hills"! QUIET AMAZING LOCATION with NO NEIGHBOURS BEHIND, SUNNY SOUTHWEST facing backyard, right across the street from the OFF-LEASH PARK, and QUICK ACCESS TO OLD BANFF COACH ROAD! Open floor plan with HIGH VAULTED CEILINGS, white kitchen cabinets & island, PANTRY, HARDWOOD FLOORING, GAS FIREPLACE, good sized dining areas, and more! Large primary bedroom with 4 PCE bathroom ensuite, standing shower, corner tub, and walk-in closet. There is also a 2nd main floor bedroom and full bathroom for added convenience. The lower level is fully finished, has a wide open recreation area, large windows, 2 additional bedrooms with huge closet space, a full bath, and laundry. So many extras in this home - DOUBLE ATTACHED GARAGE, bay windows in the kitchen nook, master bedroom, and dining room. Maintenance free SW facing private deck with power awning, knockdown ceiling texture, large mechanical room for storage, underground sprinklers, and more. LOW CONDO FEES include clubhouse with games room and kitchen! Request your showing today as this property is priced to sell at \$599,900 and will not last long!