

**50 Prominence Path SW**  
**Calgary, Alberta**

**MLS # A2223600**



**\$798,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	N/A		

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 timeless development. The home is perfectly situated with the ideal location within the complex: with the private cul-de-sac, facing a green space, and private back yard. From the moment you enter this property, you feel the large executive space, calming ambience and the quiet "park-like" setting through the many windows. The open-plan concept is airy and inviting, with its spacious light filled front 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 and sunny evenings 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 or home office. 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, surround sound, plus all flat roof tiles replaced with a solid membrane roofing system. Let us provide your private tour of this magnificent property today!