

# \$798,000 - 50 Prominence Path Sw, Calgary

MLS® #A2223600

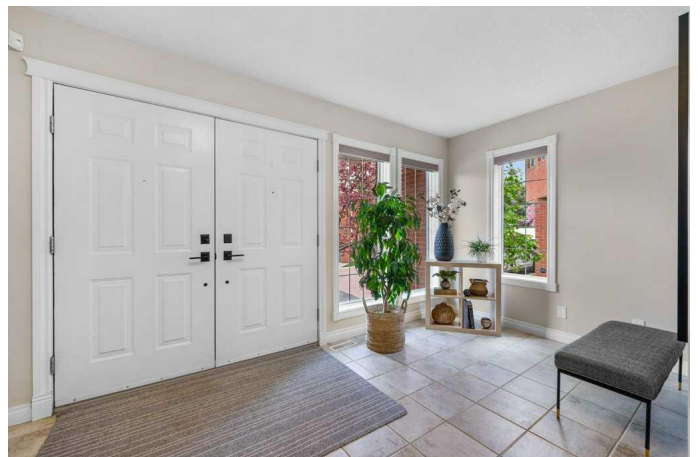
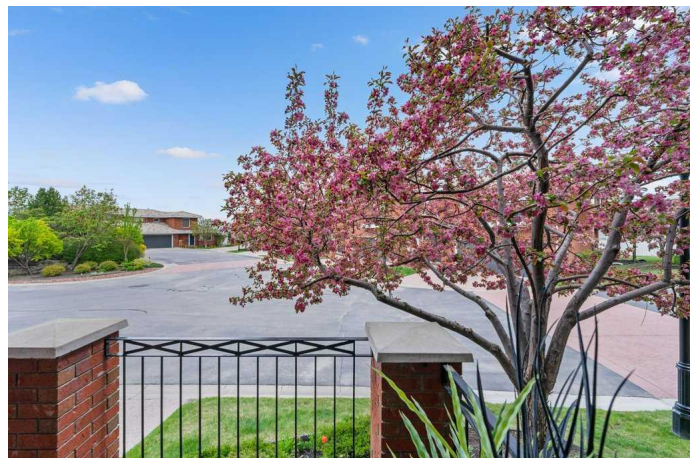
**\$798,000**

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 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 "œspa-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!

Built in 2000

**Essential Information**

MLS® #	A2223600
Price	\$798,000
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
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Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E8

### **Amenities**

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

### **Interior**

Interior Features	Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, 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	76
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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