

# \$799,900 - 43 Prominence Path Sw, Calgary

MLS® #A2238416

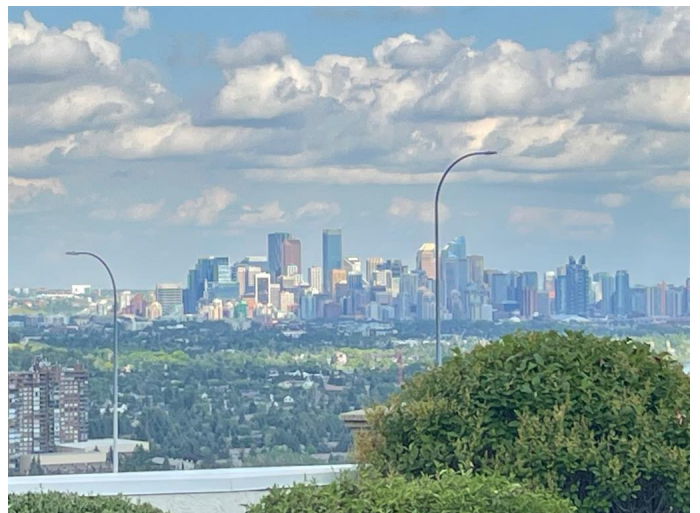
**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,570 sqft

Residential on 0.08 Acres

Patterson, Calgary, Alberta

JUST LISTED in PATTERSON! Wow this fully finished SINGLE FAMILY DETACHED HOME located in the GATED COMMUNITY of Mansions Prominence has the perfect floor plan! AMAZING VALLEY VIEWS of the Bow River, Nose Hill Park, and Downtown! Youâ€™ll love the WALL OF WINDOWS, large rooms, and PRIVATE MAIN FLOOR OFFICE which could also be used as a bedroom. Remove the adjacent closet and convert the 1/2 bath to a 3/4 bath with shower to accommodate main floor living! Beautiful RICH MAPLE CABINETRY, GRANITE COUNTERTOPS, SS Appliances, WALK THROUGH PANTRY, and HARDWOOD FLOORING. The Family room has a gorgeous gas fireplace with custom surround detail. WROUGHT IRON SPINDLE RAILING staircase leads to the upper level where youâ€™ll find 3 MASSIVE BEDROOMS including the primary ensuite with HIS & HERS SINKS, CUSTOM TILED SHOWER, BONUS ROOM at the back of the home to enjoy the VALLEY VIEWS, UPPER FLOOR LAUNDRY, and the guest bathroom. The lower level is fully finished with a good size recreation room, WET BAR, 2 bedrooms, 3/4 bath, and HUGE MECHANICAL ROOM for STORAGE of all those seasonal items. The double attached garage is long enough to fit 2 full sized SUVs. So many extras in this home - Walk in closets, heated floors, 2 furnaces, oversized water heated, exposed aggregate patio, underground sprinklers, landscaped



beautifully, the list goes on and on. Request your showing today as this property is priced to sell at \$799,900 and will not last long!

Built in 2005

### Essential Information

MLS® #	A2238416
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,570
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	43 Prominence Path Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2W7

### Amenities

Amenities	Park, Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, Views
Roof	Concrete
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	1
Zoning	M-C1 d35

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.