

**32 Prominence Park SW**  
**Calgary, Alberta**

**MLS # A2289088**



**\$689,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,705 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 280
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Tv mount in basement, blinds, custom closet organizers

32 Prominence Park SW. Backing directly onto a large green space in desirable Patterson, this meticulously maintained and tastefully updated 3-bedroom, 3.5-bath home offers over 2,100sq ft of fully finished living space and an attached double car garage. The bright open-concept main floor features new luxury vinyl plank flooring and a spacious living room anchored by a cozy corner gas fireplace. The dining area flows seamlessly into the well-appointed kitchen complete with ample counter space, breakfast bar, stainless steel appliances, and brand-new high-end fridge and dishwasher. Expansive rear windows span the back of the home, flooding the space with natural light and showcasing peaceful green space views. A convenient 2-piece powder room and direct access to the garage complete the main level. Upstairs, brand-new carpet adds warmth throughout. The king-sized primary retreat overlooks the green space and features a large walk-in closet with custom organizers and a generous ensuite with soaker tub and custom tiled shower. Two additional bedrooms (both with custom closet organizers), a full 4-piece bathroom, and upper-level laundry with brand-new LG washer and dryer offer exceptional functionality for family living or work-from-home flexibility. The fully finished lower level provides a versatile recreation space along with a 3-piece bathroom &mdash; perfect for guests, a gym, media room, or play area. Step outside to your spacious deck and private backyard oasis, beautifully landscaped with low-maintenance perennials, in-ground sprinklers &mdash; ideal for entertaining, children, or pets. Located in a small, quiet complex with a private road, this home offers tranquility while remaining just minutes to downtown, nearby shops, restaurants, playgrounds, and quick access to Old Banff Coach Road for easy mountain getaways. Extensive recent upgrades

include: New furnace, hot water tank, roof, skylights, attic insulation, luxury vinyl plank flooring, paint, bathroom exhaust fans, light fixtures, faucets, fridge, dishwasher, washer, dryer and ceiling fans. The total turnkey package at an attractive price in a sought after location!