

**19, 1220 Prominence Way SW
Calgary, Alberta**

MLS # A2296435



\$750,000

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,649 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Boiler, Natural Gas, Other	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 468
Basement:	Other	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, See Remarks		

Inclusions: NA

Completely transformed top to bottom, this stunning 4-level split townhouse in sought-after Patterson delivers the rare combination of turn-key luxury and exceptional space. Fully renovated with all-new luxury vinyl plank flooring, windows, designer tile, updated bathrooms, and brand-new stainless steel appliances throughout – simply move in and enjoy. The bright and open main living level features a spacious kitchen with a large island, seamlessly flowing into the dining and living areas – anchored by a sleek electric fireplace and access to a generous private patio. Upstairs, a dedicated bedroom level offers a well-sized bedroom, full 3-piece bath, and its own private balcony. The entire top floor is devoted to an oversized primary suite complete with a walk-in closet with dryer and washer, convenient in-suite laundry, and a spa-inspired 5-piece en-suite with heated floors and a private balcony to start your mornings right. The fully developed basement adds incredible flexibility – a large rec room with a second closet, a bonus room ideal as an office or flex space, plus a full utility/laundry room with second washer and dryer. The oversized attached single garage with direct interior access rounds out this exceptional package. Highlights: Full renovation – floors, windows, tile, countertops, 2 washers & 2 dryers, Heated ensuite floors, New stainless appliances + island, Electric fireplace, Oversized primary suite, Two private balconies + patio, Finished basement rec room, Attached single-car garage, Self Managed Condo Corporation, Low condo fees