

**23 Prominence Point SW
Calgary, Alberta**

MLS # A2288819



\$949,900

Division:	Patterson		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,737 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Nei		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 808
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Built-in speakers.		

Inviting, fastidiously maintained and exceptionally spacious villa bungalow with a FULLY DEVELOPED WALK OUT BASEMENT, set within the exclusive gated community of The Brickburn in Patterson. Offering nearly 3,400 sq ft of beautifully maintained living space, this residence blends timeless elegance with thoughtful updates. The main level features rich hardwood floors, refined crown mouldings, and stylish lighting. A generous living room anchored by a classic feature fireplace flows seamlessly into the formal dining area—an ideal setting for hosting family and friends. The tastefully updated and reconfigured kitchen is appointed with newer quartz countertops, abundant cabinetry including a pantry, newer stainless steel appliances, and a charming breakfast nook. The serene primary suite provides direct access to the south-facing deck and includes dual walk in closets along with a private 4 piece ensuite complete with double sinks and an oversized shower. A dedicated office with custom built ins is tucked just off the foyer, creating an ideal work from home retreat. A 2 piece powder room and well appointed laundry room with sink and storage complete the main level. The expansive walk out basement is designed for entertaining, offering a spacious family room with fireplace, a full wet bar, a large recreation area, a comfortable bedroom, a 4 piece bath, and exceptional storage. Additional highlights include built in speakers, all Poly B has been removed from the home and the AC will keep you cool in the hot summer months! A sunny south deck overlooking a tranquil greenspace, the convenience of a double attached garage, and the privacy and security of a beautifully maintained gated community. This lovely home is perfectly positioned near scenic Edworthy Park, shopping, schools, public transit, and provides effortless access to Bow Trail and

Sarcee Trail.