

# \$1,295,000 - 55 Prominence Point Sw, Calgary

MLS® #A2196496

**\$1,295,000**

4 Bedroom, 4.00 Bathroom, 2,415 sqft  
Residential on 0.19 Acres

Patterson, Calgary, Alberta

Welcome to this meticulously upgraded, custom built walkout villa in the prestigious adult-only (18+) gated community of The Brickburn at Prominence Point. Offering both security and maintenance-free living, this exceptional home boasts breathtaking views of downtown Calgary. Positioned at the end of the quiet cul-de sac, this villa enjoys one of the most coveted locations in the entire complex. Sitting on an expansive 8,470 ft<sup>2</sup> pie-shaped lot - the largest in this bareland condo development- this property offers an abundance of green space and unrivaled privacy. With over 3600 ft<sup>2</sup> of custom designed living space, this home is one of the largest in the complex. The 2nd floor space is rare in this complex featuring an office with stunning downtown views, and an additional bedroom complete with it's own full ensuite bath. The 1950 ft<sup>2</sup> main floor has been thoughtfully developed to accommodate every need, with a stunning upgraded white custom kitchen featuring granite countertops and top of the line Viking appliances. The spacious dining room is ideal for hosting large gatherings, while the living room and adjoining sunroom provide the perfect setting to relax and take in the views. The generously sized primary bedroom offers a luxurious, upgraded ensuite as well as a large walk through closet. A main floor office with built in desk adds convenience, and the second main floor bedroom, accompanied by a full bath, provides flexibility for guests or family. The main floor



also features convenient laundry access and entry into the double attached, heated garage with custom resin flooring. The expansive walkout lower level is beautifully developed with a spacious rec room featuring 2 large windows and walk out entrance to backyard, custom shelving and built in entertainment unit, and a well equipped wet bar. A large additional bedroom with big windows, and Jack and Jill full bath offers even more living space. The storage room and utility room, both equipped with built in shelving and upgraded resin flooring, offer great storage and organization possibilities. This executive home exudes traditional elegance with rich hardwood floors on both upper levels, curved staircases, crown molding detailing, 3" wood shutters on main floor windows and 3 skylights to flood the space with natural light. Central air conditioning ensures summer comfort. This home also offers enhanced outdoor living spaces perfect for entertaining or relaxing. The main floor deck with wrought iron railings provides stunning downtown views, and a spiral metal staircase leads to the lower level patio and serene backyard, offering additional green space and privacy. This home provides a rare opportunity for those looking to downsize, without compromising on space or luxury. Experience the ultimate "lock and leave" lifestyle in this exquisite villa - offering the space and features you've been accustomed to, all within a secure, maintenance free community. Call to arrange your private showing today.

Built in 1993

### **Essential Information**

MLS® #	A2196496
Price	\$1,295,000
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,415
Acres	0.19
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	1 and Half Storey, Side by Side
Status	Active

### **Community Information**

Address	55 Prominence Point Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3E8

### **Amenities**

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Front Drive, Heated Garage, Insulated, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Natural Woodwork, Separate Entrance, Walk-In Closet(s), Crown Molding, Wood Windows, Skylight(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer, Instant Hot Water
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Master Bedroom, Double Sided, Raised Hearth
Has Basement	Yes

Basement Finished, Walk-Out, See Remarks

## Exterior

Exterior Features Balcony, BBQ gas line, Private Entrance, Private Yard, Awning(s)

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped, See Remarks, Treed, Views, Pie Shaped Lot, Sloped Down

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed February 24th, 2025

Days on Market 36

Zoning R-CG

## Listing Details

Listing Office RE/MAX House of Real Estate

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