

**12 Prominence Point SW
Calgary, Alberta****MLS # A2275204****\$698,896**

Division:	Patterson	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bungalow	
Size:	1,569 sq.ft.	Age: 1993 (33 yrs old)
Beds:	2	Baths: 3
Garage:	Double Garage Attached	
Lot Size:	0.16 Acre	
Lot Feat:	Cul-De-Sac	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 808
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Dry Bar		
Inclusions:	None		

12 Prominence Point SW | Welcome To The Brickburn! A Prestigious Adult (18+) Gated Community, |Stunning Bungalow Villa With Fully Developed Walk-Out | Over 3,000 Sq Ft Of Living Space | Perfect For Entertaining! | Main Floor Features Large Office or Extra Family Area, Dining & Living Room With A Beautiful Brick Faced Gas Fireplace and Access to Large Covered Deck for Outdoor Entertaining | Kitchen Awaits Your Inspiration & Perfect Time For Upgrading | Bright Spacious Primary Bedroom Includes, 4 PCE Ensuite with Separate Shower & Soaker Tub | A Grand Curved Staircase Leads To The Fully Developed Walk-Out With Open Family Room & Games Area, Large Extra Bedroom & 4 PCE Bath, Plus! Lots Of Storage | Private Backyard (With The Occasional Deer Family) Requires No Maintenance & Is A Perfect Place To Relax & Unwind With Plenty Of Privacy | Located Just Steps Away From Parks, Pathways, & Shopping | Excellent Access To All Major Routes | Condo Fees Of \$807.61 Include Common Area Maintenance, Snow Removal, Insurance, Maintenance Grounds, Professional Management, & Reserve Fund Contributions | Pets Allowed Subject To Board Approval.