

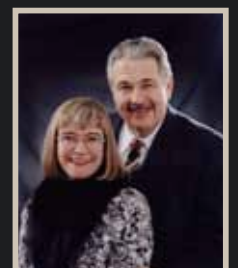
#55 Prominence Point SW



AMAZING CUSTOM DESIGNED HOME WITH STUNNING CITY VIEWS, located on a huge pie lot with sunny south exposure. This incredible home is the largest at The Brickburn, a gated bareland condo offering easy access to downtown, the mountains, and nearby shopping and restaurants.



*Ellyn Mendham &
Tom Westcott*
realtors®



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The main floor has a dramatic entry, with soaring ceilings that lead to the upper loft/office/bedroom area. A spacious living room and huge dining room on the main level are perfect for entertaining.



A great den/home office offers loads of file drawers and work space.



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The Master Suite is fit for a king! A spacious room with a lovely window seat and gas fireplace plus a 5 Piece Ensuite and walk-in closet.



The Upper Loft provides a great hide-away with magnificent view. Lots of room for a desk, plus another bedroom and bath with steam shower.



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The Sun Room may become your favorite room in the house! Relax here and enjoy the sun pouring in during the day or watch the lights twinkle at night!



The lower walk-out level offers a great rec room with huge bar, TV area, and cozy fireplace. There's also a guest bedroom and full bath, plus lots of storage. The lower patio and upper deck both have gas hook-ups for your barbecue.



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Address 55 Prominence Point SW, Calgary
District C47 - Patterson/Prominence
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Phone 403-259-4141

Price \$759,000.00
Mortgage T.A.C.T.

Complex The Brickburn **Heating** 2 Forced Air
Landscap Yes **Flooring** Hdwd, Cpt, Tile
Fenced Yes **Home Size** 2357 sf (219 m2)
Style 1 1/2 Storey **Reg. Size** 706.8m2
Age 1993 **Fireplace** 2 - LR/Mstr, Rec Rm
Ext Fin Brick & Stucco

Condo Fees \$449.84
Fees Include Ext. Maintenance, Management, Reserve Fund, Insurance, Snow Removal, Landscaping

Living Rm 16'8" x 12'10" **Sun Room** 12'5" x 11'2"
Dining Rm 13'5" x 12'3" **Den** 13'1" x 10'1"
Kitchen 17'6" x 9'4" **Laundry** Main Floor
Bathrooms Main - 4pce, Master - 5 pce, Up - 4 pce, Lower - 4 pce

Zoning R - Contectual 1,2
L. I. Levy None Noted
Taxes 2010 \$4196.54
Possession 45 Days - Negotiable
Rooms 9/ 3

Bedrooms 3 - Master (15'10"x14'3"), 2nd(11'8"x10'2"), Upper (11'x9'1")
Basement Walk-out, Rec Room, Entertainment Area, Guest Bedroom, 4pce Bath, Storage
Garage Double Front Drive Attached

Included Dishwasher, Wall Oven, Warming Oven, Refrigerator, Microwave, Jennair Stove Top & All Accessories, Central Vacuum System & Attachments, Security System Hardware, 2 Electric Awnings, Garage Door Opener & 2 Controls, Bar Dishwasher, Water Softener, R/O Water System, All Window Coverings, Cedar Seat in Steam Shower, Stair Climber, Workbench, T.V. Projector & Screen, MBR Fireplace Privacy Screen,

Excluded Dining Room Chandelier, 2 Bedside Lamps in MBR, 2 Bedside Lamps in Second Bedroom

Remarks AMAZING, CUSTOM DESIGNED HOME at The Brickburn, a prestigious gated bareland condo. This home sits on a large pie shaped lot and offers a STUNNING CITY VIEW. The main level is perfect for entertaining with its spacious living room and huge dining room. A well designed kitchen offers loads of cupboard and counter space. A two sided fireplace warms both the living area and the master suite where you'll find a 5 piece bath and walk-in closet. The guest room has another full bath nearby. There's a convenient den, laundry and mud room too. Upstairs a wonderful loft area makes a perfect home office and offers another bedroom and bath with steam shower. Fully developed walk-out basement offers a rec room with bar and media area, guest bedroom and bath, and loads of storage. A lower patio and upper deck allow you to enjoy the sunny south yard.

Owner M.A. Rogers **Appointments** Lister Leni CBS

Printed: March 10, 2011

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

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