



Prominence



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MLS #	C3387027
Address	151 Prominence Heights SW
Style	5 Level Split
Type	Townhouse
Year Built	1997
Taxes	\$ 2,113 / 2008
Finished Levels	5
Basement	Full - Walkout - Fully Fished
Front Exp	East

Square Feet	1,914.92
Bedrooms	1 total 2
Bathrooms	1-2pc, 1-3pc,1-5pc Ens
Heating Type	Forced Air 1
Flooring	Hwood, Non ceramic tile, Lino
Fireplace	1 - Gas
Exterior	Stucco, Brick
Roof Type	Asphalt Shingles
Parking	Double Garage Attached

Goods Included

Washer, Dryer, Hood fan, 1 Garage door opener, Fridge, Electric Stove, Built in dishwasher, Vacuum system & attachments

Features & Amenities

Balcony, No smoking home, Vinyl windows, Jacuzzi tub, Vaulted Ceilings, Landscaped, Fruit Trees, City view, Close to parks, shopping, and playgrounds



Living Room	3.00 x 4.90	U
Kitchen	4.10 x 5.70	M
Dining Room	4.24 x 4.50	M
Den	4.60 x 3.70	U
Master Bedroom	5.20 x 5.80	U
Bedroom 2	2.90 x 3.20	U
Family Room	5.20 x 3.70	U

EXCEPTIONALLY SPACIOUS 2 bedroom with Den (easily converted into 3rd bedroom) BARELAND condo with FULLY developed WALKOUT basement TOTAL of 1914 sqft. BRAND new zero maintenance DECKING by duradeck, with glass enclosure was done by the Condo Board in 2008. This lovely townhome style condo is located on a quiet cul de sac backs onto a PATHWAY leading off to a RAVINE PATHWAY system throughout the quiet community of Patterson Heights. Features blonde HARDWOOD flooring on the main & second levels including the stairs leading up from the foyer. The basement walkout is fully FINISHED with a bathroom & bedroom. Relax in the GREAT room with VAULTED ceilings & accented with a double faced GAS FIREPLACE situated between great room & the lower kitchen & dining area. Kitchen & Dining area have an abundance of NATURAL light, very OPEN & BREAKFAST bar. OVERSIZE Master Bedroom with a 5pc ENSUITE with JACUZZI & full SHOWER. Double garage is insulated with extensive shelving for storage.

