



**23 Prestwick Green SE**  
**Calgary, Alberta**

**MLS # A2298063**



**\$715,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,940 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar		

**Inclusions:** Refrigerator in Basement

Welcome to the charming and family-friendly community of McKenzie Towne. This beautifully maintained 4-bedroom, 3.5-bathroom home is ideally situated on a quiet street facing Prestwick Park, offering plenty of green space right outside your door and just a short stroll to the nearby pond. The main floor offers a bright and open-concept layout, featuring an updated kitchen with modern finishes, white cabinetry, and ample workspace. The spacious living room is filled with natural light from large windows and anchored by a cozy gas fireplace. You’ll also find a private front office, a separate dining area, and a convenient 2-piece bathroom on the main level. Laminate flooring throughout the main floor, along with updated railings, adds a fresh and modern feel. Upstairs, the generous primary bedroom includes a walk-in closet and a beautifully updated ensuite complete with dual vanities and a stand-up shower. Two additional bedrooms, an updated 4-piece bathroom, and the convenience of an upstairs laundry room with washer and dryer complete the upper level. New carpet throughout the upper floor adds comfort and style. The fully developed basement features a separate entrance and offers excellent flexibility with a fourth bedroom, full bathroom, large flex space, and a wet bar. With laundry roughed-in for a second set, this level provides strong potential for future secondary suite development, subject to city approval and permitting. A great opportunity to own a well-cared-for home in a desirable location with parks, pathways, and everyday amenities just minutes away. Schedule your private showing today!