



GRASSROOTS

REALTY GROUP

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**488 Prestwick Circle SE
Calgary, Alberta**

MLS # A2300417



\$550,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,343 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to 488 Prestwick Circle SE in the heart of McKenzie Towne, a home that truly radiates warmth, care, and pride of ownership. The moment you arrive, you'll be drawn to the cozy front porch and newly painted exterior, setting this home apart among neighbouring properties. Freshly painted and beautifully maintained, this inviting two-storey is filled with an abundance of natural light throughout. From the moment you step inside, you'll feel how well-loved and thoughtfully cared for this home has been. The open-concept main floor offers a seamless flow, perfect for both everyday living and entertaining. The kitchen features classic maple cabinetry, a functional peninsula island with eating bar, and a window over the sink that captures the warmth of the south-facing backyard. Glass block accents further enhance the light-filled space. The central dining area connects effortlessly to the cozy front family room, where a charming transom window brings in even more sunshine—making it the perfect place to relax and unwind. Upstairs, you'll find two fantastic kids' bedrooms alongside a well-appointed 4-piece main bathroom. The spacious primary suite is a true retreat, complete with a generous walk-in closet and a private 4-piece ensuite. The fully finished basement adds incredible versatility, offering a large recreation room ideal for movie nights, play space, or a home gym, along with an additional bedroom and a convenient laundry room with sink. Step outside to your sunny south-facing backyard—an ideal space to relax and recharge. Enjoy the large ground-level deck, patio stone pathway, and a fruit tree that adds charm and character. The double insulated detached garage and paved back lane provide both comfort and convenience. Located within walking distance to McKenzie Towne School (K‐4) and St. Albert

the Great Catholic School, this home is perfectly positioned for families. You will love the charm of McKenzie Towne with its own High Street central shopping district with restaurants, grocery store & more, along with incredible amenities including a splash park, skating rink, and community centre with gymnasium. This is more than just a house, it's a place to call home. Call today to book your private tour!