



**GRASSROOTS**

REALTY GROUP

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**16 Prestwick Road SE  
Calgary, Alberta**

**MLS # A2306948**



**\$699,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,925 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, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Blinds & Rods, Doorbell Camera, Heater in Garage, Gazebo

You’ve found the one from the moment you walk into this excellently located home that overlooks a charming park with playground. This fully finished, naturally bright, air-conditioned, 2-storey in sought after McKenzie Towne offers over 2,700 sq ft. spanning three floors. The welcoming front porch makes this home feel warm and approachable before you even step inside. The main floor of this home truly stands out with a gourmet kitchen as its centerpiece—featuring custom cabinetry, granite countertops, s/s appliances, and a full-height built-in Kenmore Elite fridge/freezer that adds both function and a high-end, seamless look. A central island with breakfast bar, corner pantry and ample prep space make everyday cooking and entertaining effortless. The kitchen flows into the living room making this area feel open and connected. A wall of windows let in an abundance of light and a gas FP with a stone surround creates a warm, inviting focal point. Knockdown ceilings, a mix of tile and hardwood flooring, as well as updated lighting come together to create an elevated yet comfortable space. A separate dining room and flex room—ideal for a home office, hobby space or for whatever you may need it for as well as a convenient 1/2 bath, multiple storage closets and a handy mudroom round out this floors offerings. Upstairs boasts an ample sized primary retreat featuring a walk-in closet, a 4-pc ensuite with jetted tub and 2 additional great sized bedrooms, a full bath, and upper-level laundry making laundry day a breeze. The fully developed basement offers a versatile extension of the home with a 4th bedroom\*, 3-pc bathroom, and a spacious rec area with multiple zones so you can host movie nights, create a workspace in the alcove, play area, or a yoga/fitness space, it’s a level that evolves with your needs. You don’t

have to choose between garage space and a usable yard&mdash;this home gives you both! The oversized (22x26) heated and insulated garage offers exceptional room for projects, storage, and year round use. RV parking makes it easy to head out for weekend escapes/summer road trips. The large deck and fire pit create the perfect outdoor setting where you can unwind and soak up the sun during the day or gather around the fire at night. The lifestyle here is hard to beat. You're mins from South Trail Crossing along 130th Ave's restaurants, caf&eacute;s, groceries, big box stores, and everyday essentials. High Street offers a charming mix of shops, dining, and McKenzie Towne's unique services/public spaces truly define the community. The South Health campus, schools and even more parks are all nearby. Commuting around the City is simple with quick access to 52 Avenue, Stoney & Deerfoot Trails and public transit options close by. Notable Updates/Features: roof on home replaced (2022), high-efficiency furnace (2023), hot water tank (2023), and central air conditioning (2023), central vacuum system in home/garage. This home is the complete package in an incredible location.