



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

80 Prestwick Bay SE
Calgary, Alberta

MLS # A2312449



\$509,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,118 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Closet Organizers

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: n/a

****Open House Saturday June 27th 2-4pm**** Welcome to 80 Prestwick Bay SE, a move-in ready home on a quiet cul-de-sac in the heart of McKenzie Towne. With the elementary school, parks, splash park, and the shops and restaurants of 130th Avenue all just a short walk away, this location is hard to beat for families and everyday convenience. Freshly updated throughout, this home features brand new luxury vinyl plank flooring on both levels, fresh paint throughout, and a brand new roof. The bright and functional main floor offers a spacious great room and a well-designed kitchen complete with a large counter-height island and corner pantry. Upstairs, you'll find 3 bedrooms including a primary bedroom with a walk-in closet, plus a full bathroom and a practical family-friendly layout. The unfinished basement offers room to grow and future development potential, while the fully fenced backyard and double detached garage complete the package. Clean, updated, and in an unbeatable location, this is an excellent opportunity for first-time buyers, young families, or investors looking for a solid home in an established community.