



**383 Prestwick Close SE
Calgary, Alberta**

MLS # A2314102



\$609,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Open House May 30th (Saturday) 1-3pm. Backing onto peaceful green space and tucked away on a quiet street. This beautifully updated and well maintained home offers the lifestyle so many buyers are searching for in the heart of McKenzie Towne. Arrive through the top covered front porch. From the moment you arrive, the curb appeal and charm are undeniable. Step inside and you're welcomed by a warm, inviting main floor featuring brand-new vinyl plank flooring and an open-concept layout designed for both everyday living and entertaining. Living room is anchored by a stunning fireplace. Large windows fill the home with natural light and frame tranquil backyard views. Kitchen features an island with an abundance of cabinetry and storage becomes the natural gathering place for family and friends. This space blends function and style effortlessly. Upstairs, you'll find three generous bedrooms, and a well-appointed main bathroom. The primary bedroom complete with a four-piece ensuite. The basement is unspoiled and ready for your personal touch. It is roughed-in for a bathroom and features large windows, making it easy to design additional bedrooms or a recreation space. High efficiency Hot water tank was replaced in 2023. Take advantage of the fenced backyard with ample room for children and pets to play, all enhanced by direct access to the adjacent green space for added openness. Walk to nearby schools, parks, playgrounds and pathways while enjoying quick access to transit and the shops, groceries and restaurants along High Street, with even more amenities available just minutes away on 130th Avenue.