



GRASSROOTS
REALTY GROUP

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65 Prestwick Heights SE
Calgary, Alberta

MLS # A2314691



\$515,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this beautifully updated, move-in ready home in the heart of Prestwick, one of McKenzie Towne's most sought-after family-friendly communities. Perfectly situated close to schools, parks, playgrounds, shopping, restaurants, and everyday amenities, this home offers comfort, style, and peace of mind with numerous recent upgrades. Step inside to a bright and inviting main floor where brand-new water-resistant laminate flooring and plush carpet (2026) create a fresh, modern feel throughout. The spacious living room is anchored by a three-sided natural gas fireplace, providing a warm focal point for relaxing evenings or entertaining family and friends. A convenient two-piece powder room completes the main level. The kitchen features newer stainless steel appliances, cabinetry, and flows seamlessly into the dining area to create an ideal layout for everyday living and family gatherings. Upstairs, you'll find a generous primary retreat complete with a walk-in closet and a refreshed four-piece ensuite. Two additional bedrooms offer flexible space for children, guests, or a home office, while the full four-piece main bathroom has been updated with a new vanity. This home has been thoughtfully maintained with many of the big-ticket items already completed, including a high-efficiency furnace and central air conditioning (2024), roof replacement with 20-year shingles (2020), and hot water tank (2018), allowing you to move in with confidence. The unfinished basement is a blank canvas, ready for your personal touch whether you envision a recreation room, home gym, office, or additional living space. Outside, enjoy a low-maintenance backyard featuring artificial turf, a composite deck perfect for summer barbecues, and rear parking with excellent potential for a future garage. Offering modern updates, functional living spaces, and an

unbeatable location on a quiet street, this home is ready to welcome its next owners. Don’t miss your opportunity to make it yours.