



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

57 Prestwick Park SE
Calgary, Alberta

MLS # A2315481



\$472,500

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,161 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: none

Don't miss this one! Welcome home to this amazing townhome on a peaceful street in the heart of McKenzie Towne. You'll love having your own detached double garage to park in. Wander through your private yard and up onto your sunny south facing back deck, perfect for barbecue season! Inside on the main, you'll find a gorgeous living room with fire place, overlooking a tree lined street. There's a separate dining area with a lovely kitchen, stone counters and stainless steel appliances await! Rounding out the floor is a powder room, and you'll love the hardwood floors throughout the main. Upstairs, there are two huge bedrooms, each with their own three piece ensuite. This set up is perfect for privacy, a home office (as the current owner has), and you'll never wait in line to use the washroom. Downstairs has a separate entrance and huge patio, great for multigenerational living, working at home, or a teenager's place to hang out with buddies. There's a huge rec room in the fully developed basement, a den, and a full washroom. Park and walk to High Street, only a few steps away. There are paths and pubs and restaurants and shopping and public transit, all nearby. Your new home in the heart of it all awaits! Book your showing today!