



**33 Prestwick Rise SE
Calgary, Alberta**

MLS # A2317880



\$560,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,331 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: n/a

Welcome to this beautifully maintained, 1,330 sq. ft. fully finished home! If you are a first-time buyer or moving up and looking for a place where you don't have to spend thousands fixing things up after move-in day, this is the one. It is completely carpet-free on the main and upper floors, incredibly clean, and packed with expensive updates you won't have to pay for later. Double the Space: Uniquely designed with two separate living areas on the main floor. You get a formal front living room plus a cozy back family room featuring a warm gas fireplace. A great kitchen with beautiful maple cabinets, a huge walk-in pantry for all your groceries, and a central vacuum system with a handy "kick-valve" under the sink—just sweep dirt right into it! Complete with beautiful hardwood floors and a convenient 2-piece bathroom. The Upper Level has 3 Bedrooms & No Carpets Your private getaway overlooking the backyard, featuring a large closet and its own private 4-piece bathroom. Two more great-sized bedrooms with plenty of closet space share a second full 4-piece bathroom. Both upstairs bathrooms feature warm, durable cork flooring. The Basement: Fully Finished with Great Flex Space. A massive recreation room perfect for movie nights or a gaming center. A private extra room that makes a great home gym, hobby room, or guest space. A full 3-piece bathroom and a huge laundry room with tons of extra storage space. The Big Wins: Expensive Updates Already Done! As a first-time buyer, the last thing you want is a surprise expense. This home has you completely covered: Central Air Conditioning: Keep perfectly cool all summer long. Newer Roof & Hot Water Tank: Both were completely replaced in 2019. A detached double garage with two separate doors—both equipped with brand-new automatic opener motors installed just two years ago. Step

outside to a private stone patio, mature trees, a beautiful lawn, and a newly built wooden back porch staircase. Buyer Checklist - No Carpets Upstairs: Hypoallergenic, easy-to-clean hardwood and cork. Major Utility Upgrades Done: A/C, newer roof, newer hot water tank, and a water softener system included. Parking Covered: Full double garage so you never have to scrape ice off your car in the winter.