



GRASSROOTS

REALTY GROUP

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**60 Prestwick Heights SE
Calgary, Alberta**

MLS # A2322001

\$585,000



Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,349 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Asphalt, Double Garage Detached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to your dream home in the highly sought-after community of McKenzie Towne! Perfectly maintained and featuring an absolute showstopper of a massive 26x26 fully heated, high-tech dream garage with a paved alley, all because this beautiful 2-story home sits on an incredible oversized pie lot. Approaching the home, you are welcomed by a charming front veranda and as you step through the front door it leads into a bright, open floor plan. The South-facing living room is flooded with natural light and anchored by a cozy 3-sided fireplace. Designed perfectly for cooking, the kitchen is finished with plenty of cabinets, a walk-in pantry, and a central island. The adjacent dining room is exceptionally spacious, easily accommodating a massive table for family dinners and hosting guests, while central AC keeps the entire home perfectly cool all summer long. Upstairs showcases three incredible bedrooms. The guest bedrooms are perfect for kids, providing plenty of room to easily fit their beds, desks, and even toys or bookcases. The primary retreat is huge, allowing for an entire king-sized bed alongside additional bedroom furniture, and features a luxurious 4-piece ensuite and a walk-in closet. The lower level is completely unspoiled and ready for your finishing touches, offering an excellent layout to easily add an extra bedroom, bathroom, and family room to build immediate equity. Step through the sliding doors to your backyard oasis. The massive pie lot provides a sprawling green space perfect for kids to play, complete with a handy storage shed. The beautiful, large deck with a pergola is tailor-made for summer BBQs, entertaining friends, and relaxing outdoors, and features a brand new concrete pathway leading directly from the deck to the incredible garage. Speaking of the ultimate dream garage, this massive 26x26 detached space is fully insulated and

heated by a 50,000 BTU natural gas heater, boasting 10-foot walls and an oversized 18x8 door that easily fits full-sized trucks. It is an incredibly high-tech workspace equipped with 240-volt 40-amp service with 20-amp wiring to all plugs, Reolink hard-wired 8K security cameras, a direct internet line with a dedicated router, wiring for surround sound, and smart switches both inside and out. The icing on top, the back has a paved alley. All of this is located in McKenzie Towne, one of Calgary's most desirable master-planned neighborhoods known for its charming small-town feel, picturesque architecture, and the bustling High Street. Local schools and shopping are only a short walk away, and you have incredibly quick access to beautiful parks, fantastic restaurants, movie theaters, and major roadways like Deerfoot and Stoney Trail to get anywhere in the city quickly. This is the perfect house to call your next home!