



GRASSROOTS

REALTY GROUP

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**134 Prestwick Landing SE
Calgary, Alberta**

MLS # A2322359

\$615,000



Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Level, Pie Shaped Lot, Private, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Vinyl Windows

Inclusions: None

Welcome to this stunning home, offering over 2,300 developed square feet on a generous pie-shaped corner lot with a sunny south-facing backyard. As you approach, you'll be greeted by a charming front porch. Inside, new luxury vinyl plank flooring and fresh paint create a warm and inviting atmosphere. The functional layout features a spacious front dining room that can easily serve as another living room, an office or play area for kids. The impressive kitchen is a focal point showcasing solid wood cabinetry, a classic white tile backsplash, and stainless-steel appliances, including a gas range with a stylish chimney hood. A corner pantry provides additional storage, while the kitchen island, equipped with a sink, overlooks the breakfast nook. From the breakfast nook, you have direct access to your outdoor oasis, featuring a low-maintenance composite deck with a convenient BBQ gas line and a lower patio—perfect for outdoor gatherings in your Sunny south-facing backyard. The double-detached garage offers secure parking and extra storage. Adjacent to the kitchen, the bright living room boasts a gas fireplace surrounded by stone and a beautiful wood mantle. A tucked-away powder room at the front of the home ensures privacy for your guests. As you head upstairs, enjoy the new plush carpet and traditional railing. There is the spacious primary suite at the front of the home with a walk-in closet and a luxurious ensuite including a soaker tub, oversized vanity, and separate shower. Two additional well-sized bedrooms and a well-appointed 4-piece bath complete this level. The fully developed lower level offers a large rec room, ample storage space, and an additional 2-piece bath. This exceptional property is situated on a quiet street with an oversized lot, A/C rough-in, no poly B piping, and a paved back alley. Enjoy proximity to the community's

scenic ponds, walking trails, schools, and the boutiques of High Street. Don't miss this rare opportunity in one of Calgary's most desirable southeast neighborhoods—schedule your showing or view the virtual tour today!