



GRASSROOTS
REALTY GROUP

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813 Prestwick Circle SE
Calgary, Alberta

MLS # A2333186



\$639,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,603 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Low Maintenance		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

LOCATION, LOCATION, LOCATION! Pride of ownership shines throughout this move-in-ready home, perfectly situated on a corner lot beside a park and just steps to the bus stop. Enjoy the convenience of being approximately a 5–7 minute walk to McKenzie Towne School, with shopping, churches, playgrounds, a water park, and many other amenities all close by. The bright, open-concept main floor features a cozy fireplace, new LED lighting, and a spacious kitchen with a large island, new quartz countertops, new refrigerator, new stove, microwave, and dishwasher (2024)—perfect for entertaining family and friends. The dining area features new LED lighting and overlooks your beautifully landscaped backyard oasis complete with a waterfall and ponds. All curtains are included. Upstairs offers a spacious primary bedroom with a walk-in closet and private ensuite, plus two additional generously sized bedrooms. All bathrooms in the house feature new quartz countertops and new shower fixtures, creating a stylish, modern finish throughout. The fully finished basement offers a large family/games room, a fourth bedroom, a full bathroom, and plenty of storage. Major 2024 updates include a new washer and dryer and new LED lighting throughout the home (including the living room, kitchen, dining room, all bedrooms, and stairwell lighting), making this home bright, modern, and energy efficient. This beautifully updated home combines an exceptional location with extensive upgrades and is ready for its next owners.