



GRASSROOTS
REALTY GROUP

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173 Prestwick Estate Way SE
Calgary, Alberta

MLS # A2334306



\$719,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,252 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Off Street, Tandem, Triple Garage Detach		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	wardrobe in front room, living room cabinets, upper garage shelving		

There are homes that simply meet your needs, and then there are homes that instantly feel like home. Offering 2,251 sq. ft. of beautifully designed living space, this exceptional family home blends timeless architectural details with modern functionality. From the inviting wrap-around veranda to the rich hardwood floors, oversized windows and abundance of natural light, every space feels warm, bright and welcoming. At the heart of the home is a stunning kitchen designed for everyday living and effortless entertaining. Complete with quartz countertops, two sinks, a walk-in pantry, abundant cabinetry, expansive prep space and a large central island, it's as beautiful as it is practical. The open-concept layout flows seamlessly into the dining area and spacious living room, where a cozy gas fireplace creates the perfect place to gather. Rarely do you find a home with this much flexibility. Two dedicated main-floor flex rooms provide endless possibilities for home offices, study spaces, creative rooms or quiet retreats, while the upstairs flex nook is ideal for a homework station, reading corner or compact workspace. It's a layout designed to grow with every stage of life. Everyday functionality continues with a thoughtfully designed mudroom featuring built-in lockers, personalized cubbies and a utility sink to help keep busy family life organized. Upstairs, the spacious primary suite offers a walk-in closet and private 4-piece ensuite, while two additional generously sized bedrooms and another full bathroom complete a thoughtfully designed upper level. Step outside to enjoy the fully fenced backyard with a patio that's perfect for summer barbecues, relaxing evenings and room for kids and pets to play. The wrap-around veranda offers another inviting outdoor space, while the tandem three-car garage provides exceptional room for vehicles, bikes, storage, hobbies or a workshop. Life

here extends well beyond your front door. Located in the heart of McKenzie Towne, you'll love being just steps from the neighbourhood splash park, both public and Catholic elementary schools, scenic parks and pathways, and the vibrant High Street district with its local caf  s, restaurants, boutiques, fitness studios and everyday conveniences. With quick access to Deerfoot Trail and Stoney Trail, commuting anywhere in the city is effortless. Beautifully designed, exceptionally functional and perfectly located, this is a home where lasting memories are made and coming home never gets old.