



GRASSROOTS
REALTY GROUP

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134 Prestwick Terrace SE
Calgary, Alberta

MLS # A2339586



\$679,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: In the illegal suite there is a Fridge, Stove, Microwave Hood Fan, Stacking washer and dryer

Welcome to 134 Prestwick Terrace SE, a beautifully maintained and thoughtfully updated home tucked away on a quiet dead-end cul-de-sac in the heart of desirable McKenzie Towne. With a picturesque tot lot and park just down the street, this is a wonderful setting for families, first-time buyers, investors, or anyone looking for a home that offers comfort, functionality, and flexibility. From the moment you arrive, the excellent curb appeal sets the tone. Inside, the functional layout including 9' ceilings on the main floor, offers plenty of room to live, work, relax, and entertain. The main floor features a welcoming family room anchored by a beautiful stone-facing gas fireplace, creating the perfect cozy gathering space. A versatile den/flex room adds valuable space for a home office, playroom, or quiet retreat. The kitchen is equipped with a newer oven and newer dishwasher, making everyday living that much easier. There is also a very convenient main floor laundry room and the washer and dryer are included. Upstairs, new luxury vinyl plank flooring extends beautifully from the stairs through the upper landing and all three bedrooms. The spacious primary retreat features a gorgeous 4-piece ensuite, while the additional two bedrooms share a well-appointed 4-piece bathroom—an ideal layout for a growing family. The fully developed basement offers even more flexibility with a 1-bedroom illegal suite which has high ceilings (8'8") providing a comfortable and cozy space someone can truly call home. The illegal suite features a full kitchen with fridge, stove, and microwave hood fan, dedicated storage, a 4-piece bathroom, and convenient stacking washer/dryer. A fire-rated door separates the illegal suite from the main living space. Outside, the south-facing backyard is an absolute highlight. Note worthy is the private outdoor space designated for tenant use which keeps all

outdoor enjoyment separate. A real bonus for any tenant to have their own private yard space. Step onto the stamped concrete patio and enjoy sunshine throughout the day perfect for morning coffee, summer gatherings, or simply relaxing in your own private outdoor space. The over sized 24' x 24' garage is fully finished and painted, while the adjacent poured concrete driveway provides excellent additional parking for vehicles, recreational toys, motorcycles, or whatever else your lifestyle requires. There is a newer central air conditioning unit, adding even more comfort and peace of mind. Located in one of Calgary's most popular family communities, this home combines a quiet cul-de-sac location with parks, pathways, schools, shopping, and the many amenities McKenzie Towne has to offer. This is a spectacular opportunity to own a versatile and inviting home in an exceptional location. 134 Prestwick Terrace SE delivers. Quick possession is now available.