



GRASSROOTS
REALTY GROUP

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99 Prestwick Circle SE
Calgary, Alberta

MLS # A2342403



\$549,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Step into this inviting SE Calgary residence, nestled within the desirable community of McKenzie Towne, offering a superb blend of comfort and convenience. This delightful two-storey house presents a wonderful opportunity for families seeking a spacious home with ample room to grow, boasting 1351 square feet above grade and a finished basement adding another 636 square feet to your living space. Four bedrooms provide plenty of room for everyone, including a primary suite complete with an ensuite bath featuring a four-piece configuration and walk-in closet, alongside two additional bedrooms upstairs and one below grade, ensuring flexibility for various needs. Three full bathrooms and one half bath provide practicality throughout the home, while new vinyl plank flooring adds warmth and style to the main level, complemented by carpet throughout the upper level and basement. Enjoy the open floorplan, accentuated by closet organizers, laminate counters, and a convenient kitchen island and pantry for effortless entertaining and cooking. New windows throughout enhance both natural light and energy efficiency, creating a bright and airy atmosphere throughout. You'll appreciate the double garage providing secure parking for two vehicles, along with access to your private backyard — perfect for relaxation and outdoor activities with its level lot size and back lane access. With central air conditioning to keep cool during summer months, this home is designed for comfortable living. Laundry facilities conveniently located within the finished basement, along with ample storage space, contribute to its practicality. Located near parks, playgrounds, schools, shopping, sidewalks, street lights, and walking/bike paths, this property provides easy access to all amenities and outdoor recreation opportunities.

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