



GRASSROOTS
REALTY GROUP

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161 Prestwick Close SE
Calgary, Alberta

MLS # A2347332



\$620,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,572 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)		

Inclusions: none

THIS IS IT! Your new home in the heart of McKenzie Towne: 161 Prestwick Close SE, a bright and inviting home tucked onto a quiet cul-de-sac. Offering over 2,200 sq. ft. of developed living space, including a fully developed basement, this 4-bedroom, 3.5-bath home offers a functional layout with plenty of room for a growing family, plus central A/C for year-round comfort. The main floor has an open, functional layout with hardwood flooring and large windows that bring in plenty of natural light. The living room features a gas fireplace, while the kitchen offers granite countertops, stainless steel appliances, plenty of cabinetry and a large island with seating. The adjoining dining area provides plenty of room for everyday meals or entertaining, with a mudroom and powder room completing the main level. Upstairs are three well-sized bedrooms, including a spacious primary bedroom with a walk-in closet and private 4-piece ensuite, plus another full bathroom. The finished basement extends the living space with a rec room, fourth bedroom, 3-piece bathroom, laundry and storage. Outside, enjoy a fenced and landscaped backyard with a deck, large patio and plenty of room to relax or entertain, along with a double detached garage with a brand-new roof. South Trail Crossing Shopping Centre, two schools, and everyday amenities are just a short walk away. With parks, playgrounds, pathways and shopping all nearby, this is a well-rounded home in one of southeast Calgary's established family-friendly communities.