

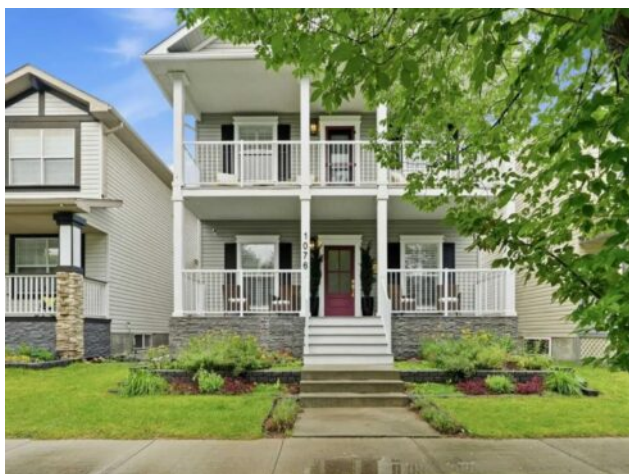


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1076 Prestwick Circle SE
Calgary, Alberta

MLS # A2349891



\$799,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,914 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: High-efficiency heat pump, hot tub, fire pit, 240 electric outlet in the garage, solar panels (house & garage), smart system, TV brackets, shed, children's play center, radon reduction system

Location, location, location! Close to all amenities, including 130th Avenue, restaurants, Canadian Tire, Walmart, Safeway, and more. South Campus minutes away. McKenzie Towne is filled with parks, schools and has easy access to Deerfoot Trail, Stoney Trail and 22X. This impressive over 2500 sq. ft. of living area, two-story home, with fully developed basement has undergone extensive renovations totaling over \$185,000. The character and thoughtful design of the charming French Colonial home is evident, beginning with the welcoming front porch(composite) and upper front deck. Sitting area to the left of the large foyer can be used as a formal dining room or flex room. A main-floor office provides the perfect home office. The beautifully renovated kitchen is open to the living and eating area and features granite countertops, a large working island, ceiling-height cabinetry, a corner pantry, newer backsplash, newer hood fan and newer stainless steel stove and refrigerator. All main-floor and upstairs flooring has been upgraded to engineered hardwood. The living room offers a refreshed gas fireplace surround and mantel, providing a great focal point. A renovated half bath completes the main level. Back entrance off the kitchen leads to a deck with a privacy divider, overlooking the fully landscaped and fenced back yard. Enjoy the newer hot tub, fire pit, large shed and the children's playhouse. The double attached garage is equipped with 240 volt electrical plug specifically for an electric vehicle. Upstairs, a new wrought iron railing leads to three generously sized bedrooms. The spacious master bedroom features a French door opening to a large, front deck and a renovated five-piece ensuite. The ensuite includes a European-style shower, dual sinks, brass fixtures, brass mirrors, that open for extra storage, and heated floors. The two additional

bedrooms offer great closet space, while a renovated four-piece bathroom and separate laundry room with extra cabinets and storage complete the upper level. The fully developed basement provides a large recreation room, additional bedroom, and another four-piece bathroom that has been refreshed. All new carpet downstairs. This home has been renovated top to bottom and offers an exceptional list of upgrades and extras, including a newer furnace (10 years old), high-efficiency heat pump for heating and air conditioning, paid-for, extensive solar panels on house and garage, newer shingles, central vacuum system and attachments, custom window coverings throughout including shutters and drapes, custom closet organizers, all newer lighting, updated plumbing fixtures, granite finishes, newer wainscoting, composite front porch decking, new front door, radon reduction system, newer electrical panel, all newer interior doors, front garden irrigation, and all newer paint throughout. This home offers the look, feel, and finish of a high-end show home. With all its bells and whistles this house is a must to see!