



THE
A-TEAM

**RE/MAX
FIRST**

70 PRESTWICK Crescent, Calgary T2Z 3S5

MLS®#: **A2157680** Area: **McKenzie Towne** Listing Date: **08/14/24** List Price: **\$511,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,034**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,670 sqft** Ttl Sqft: **1,034**
 Lot Shape:

DOM

36
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**
 Int Feat: **Closet Organizers,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 14`10"	Dining Room	Main	8`8" x 12`1"
Kitchen	Main	12`5" x 12`11"	Bedroom - Primary	Main	12`7" x 13`0"
Bedroom	Main	8`6" x 12`7"	Bedroom	Basement	7`7" x 11`3"
Bedroom	Basement	11`10" x 9`8"	Family Room	Basement	17`11" x 18`1"
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9813544

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to this spacious bungalow boasting over 2000 square feet of finished living space. Upon entering the main floor, you are greeted by a welcoming entrance with a closet. Moving into the living area, you will find a kitchen equipped with maple cabinetry, a pantry, and a breakfast bar. The dining area is generous in size, complemented by a 3-sided gas fireplace shared between the dining and living areas. The living room offers ample space for your large furniture, with large windows allowing natural light to illuminate the space, along with up and down blinds. The main floor features a nicely sized primary bedroom, another good-sized bedroom, and a 4-piece bathroom to complete this level. The basement is fully finished and includes a spacious family room, two additional well-proportioned bedrooms, and a 3-piece bathroom. Outside, the property boasts a fully fenced backyard and a detached garage. Don't miss this affordable opportunity to own a beautiful home in a charming neighborhood. Conveniently situated near schools, shopping centers, parks, and playgrounds.**

Inclusions:
Property Listed By:

N/A
Homecare Realty Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123