



THE
A-TEAM

**RE/MAX
FIRST**

143 PRESTWICK Point, Calgary T2Z 4K7

MLS® #: **A2157691** Area: **McKenzie Towne** Listing **08/15/24** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **5,564 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,791**
 Low Sqft:
 Ttl Sqft: **1,791**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Lawn,Landscaped,Level,Many Trees,Private,Rectangular Lot**

Park Feat:

Additional Parking,Alley Access,Boat,Double Garage Attached,Garage Door Opener,Insulated,Oversized,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Ceiling Fan(s),Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	10`2" x 11`6"	Dining Room	Main	10`2" x 12`6"
Kitchen	Main	10`4" x 11`1"	Nook	Main	8`8" x 8`10"
Living Room	Main	16`4" x 12`10"	2pc Bathroom	Main	3`0" x 6`2"
4pc Ensuite bath	Upper	12`11" x 6`8"	Bedroom - Primary	Upper	12`11" x 12`6"
4pc Bathroom	Upper	9`2" x 4`11"	Bedroom	Upper	9`2" x 13`4"
Laundry	Upper	5`5" x 8`4"	Bedroom	Upper	9`5" x 12`8"

Exercise Room
Nook

Lower
Lower

11`1" x 13`7"
7`0" x 5`9"

Game Room

Lower

12`5" x 23`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0311816

Zoning:
R-1N

Remarks

Pub Rmks:

If you are looking for a turn-key home that has all of the features you want, look no further! Located in McKenzie Towne with easy access to all the amenities you need, this Cedarglen-built home is sure to please. Immaculately maintained and cared-for by the original owner it has been renovated and has new laminate flooring on the main level, all new carpet upstairs, luxury vinyl plank in the bathrooms, as well as a fresh coat of paint on the entire interior of the home. Can it get any better? Yes! As soon as you pull up to the home you are greeted by the full-width, wrap-around veranda (which is sure to be a favorite spot to soak up the warmth of the summer sun). Upon entering the home, the 9' ceilings and the open concept main living area make this home feel spacious and welcoming. To the left is the formal dining room which has double French Doors and is brightly lit from the oversized windows. Opposite of the formal dining room is a flex-room, just waiting for your personal touch; whether it's a parlor, home office, or kids playroom, it's a space that is sure to be appreciated. The kitchen and living room—which are big enough for all your entertaining and family needs—are flooded with natural light that cascades in from the south facing windows and fills every corner of the area with warmth. The kitchen features new stainless-steel appliances, a corner pantry, large island with snack counter, and beautiful real maple cabinets. The living room is amazing with its view of the mature trees in the backyard. In addition, the gas fireplace is sure to be appreciated on those crisp fall days. Head out to the backyard and you are sure to be impressed, yet again, with its two large decks (the upper deck is even partially covered), mature Swedish Aspen trees, and its huge "kids-are-having-a-blast-running-around" size. The huge lot is big enough for a ginormous 24' x 24' insulated double garage that will not only fit your truck or SUV, but will have room enough to spare for another vehicle, bikes or your toys. Speaking of toys, check out the unique parking pad on the other side of the fence which is perfect for your RV, boat, etc. You can now bring that baby home and stop paying storage fees. Woohoo! Head back inside and up the newly carpeted stairs where you will find a huge, brightly-lit primary bedroom which has a large four-piece ensuite including an over-sized 72" soaker tub, maple cabinetry to match the main floor, and a large, walk-in closet. Finishing up the floor are two, spacious secondary bedrooms that are filled with natural light. In addition, there is another beautiful four-piece washroom, and a laundry room—not just a laundry closet. Head back down the stairs and—just when you thought it couldn't get any better—, it does: with a fully finished basement featuring a huge family room, perfect for the whole family, a home gym—which could easily be converted to another bedroom—and rough-in plumbing for a washroom. Book your showing today and come on Buy!

Inclusions:
Property Listed By:

None
RE/MAX House of Real Estate

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











