



THE
A-TEAM

**RE/MAX
FIRST**

13 PRESTWICK ESTATE Gate, Calgary T2Z 4B6

MLS® #: **A2158439** Area: **McKenzie Towne** Listing Date: **08/22/24** List Price: **\$569,900**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 08-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **3,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,531**
 Low Sqft:
 Ttl Sqft: **1,531**

DOM

103
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Landscaped,Street Lighting,Underground Sprinklers**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 3`10"	Dining Room	Main	12`9" x 12`0"
Foyer	Main	7`2" x 9`0"	Kitchen	Main	17`0" x 14`1"
Living Room	Main	12`1" x 17`1"	3pc Ensuite bath	Upper	8`2" x 12`5"
4pc Ensuite bath	Upper	5`11" x 11`2"	Bedroom	Upper	11`11" x 12`2"
Bedroom - Primary	Upper	13`1" x 11`2"	Walk-In Closet	Upper	5`11" x 9`4"
3pc Ensuite bath	Basement	8`2" x 5`8"	Bedroom	Basement	10`4" x 10`11"
Game Room	Basement	14`9" x 25`3"	Wine Cellar	Basement	5`11" x 12`0"

Furnace/Utility Room

Basement

8`1" x 7`7"

Legal/Tax/Financial

Condo Fee:
\$592

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc:

0212018

Remarks

Pub Rmks:

***Incentive Bonus - Seller will pay 6 months of condo fee's for a buyer that removes all conditions prior to December 10/24* You'll never again have to shovel snow or cut grass as these features are covered in the condo fee. Nestled within the Estates of McKenzie Towne, it's not often a unique updated home like this comes along! Over 2,200 sq.ft of modern living that you'll love! Just steps from the park, which features a fountain and wading pool in summer and skating in the winter, this spacious and meticulously maintained 2-storey home has everything you've been dreaming of. As you enter you'll notice the high ceilings & huge windows that flood the space with natural light. The living room even has a cozy fireplace for those chilly evenings. The updated modern white kitchen is a chef's dream, boasting granite countertops, a breakfast bar, some newer stainless steel appliances and a pantry. Say goodbye to popcorn ceilings, this home has been updated with knock down ceilings throughout. Updated Luxury Vinyl Plank flooring runs through all three levels, with updated plush carpeting on the stairs for added comfort. Upstairs, you'll find an office desk, the convenience of a laundry room and spacious double suites, each with its own ensuite bathrooms & walk in closets. The finished basement includes a wine cellar, perfect for entertaining or quiet nights in. Central A/C ensures year-round comfort. Step outside to a fully fenced yard with beautiful landscaping and mature trees, perfect for pets and outdoor activities. The double garage provides ample parking and storage. No more shovelling snow or cutting grass as the condo covers this great feature. This home is within walking distance to the school and High Street, making it an ideal location. With so many upgrades and features, this one is priced to move! Call now for your private showing. *Condo fee also cover replacement of windows, exterior cladding, siding and siding materials, eavestroughs, soffits and downspouts, exterior drains and exterior beams, doors, garage doors, foundations as per page 56 of the ByLaws* Infrared Sauna, Alarm System, 2 Retractable Screen Doors, Water Softner, Central Vacuum (no attachments) is as is as sellers haven't ever used it.**

Inclusions:

Property Listed By:

Royal LePage Benchmark

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







