



THE
A-TEAM

**RE/MAX
FIRST**

552 PRESTWICK Circle, Calgary T2Z4P7

MLS®#: **A2164394** Area: **McKenzie Towne** Listing Date: **09/10/24** List Price: **\$629,900**
 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: **2004** Abv Sqft: **1,355**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,132 sqft** Ttl Sqft: **1,355**
 Lot Shape:

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony, Private Yard, Storage** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`0" x 17`11"	Dining Room	Main	8`4" x 14`8"
Kitchen	Main	10`5" x 3`0"	Sunroom/Solarium	Main	13`9" x 11`3"
2pc Bathroom	Main	11`2" x 14`3"	Bedroom	Second	9`3" x 10`7"
Bedroom	Second	9`4" x 10`5"	Bedroom - Primary	Second	11`2" x 14`3"
4pc Ensuite bath	Second		4pc Bathroom	Second	
3pc Bathroom	Basement		Bedroom	Lower	13`2" x 8`2"
Den	Lower	10`2" x 6`2"			

Title: **Fee Simple**
Legal Desc: **0313472**

Zoning: **R-1N**

Remarks

Pub Rmks: **Welcome to this fantastic 4-bedroom, 3.5-bathroom fully developed basement home in desirable McKenzie Towne! This well-maintained home boasts a great location—just a short walk to 130th Ave shops and amenities and right across from McKenzie Towne's school and playground. The main floor has 1,355 sqft of space, another 173 ft of sunroom space, a total of 1,528 plus the fully developed basement. This home features beautiful laminate flooring, a bright foyer that opens to a generous great room, and a bright dining area. The fantastic kitchen offers lovely cabinets, ample storage, a large central island with a raised stool bar, and a big corner pantry. Upstairs, you'll find a spacious primary bedroom with a large walk-in closet and a 4-piece ensuite with a soaker tub and tile surround, as well as two large kids' rooms and a 4-piece bath with an easy-maintenance soaker tub/shower combo. The finished basement comes with a good size fourth bedroom, Plus a den including a full kitchen with laundry. The basement is currently being rented and it can be used as and Air B&B or a Illegal suite "subject to the approval and permitting of the City," This home is perfect for someone who wants to run a day home or a family with small children.**

Inclusions: **none**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









