



292 PRESTWICK Heights, Calgary T2Z4H7

MLS®#: **A2169751** Area: **McKenzie Towne** Listing Date: **10/09/24** List Price: **\$609,900**
 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: **2003** Abv Sqft: **1,350**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,723 sqft** Ttl Sqft: **1,350**
 Lot Shape:

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Slate**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Refrigerator,See Remarks,Washer,Water Softener,Window Coverings**
 Int Feat: **Central Vacuum,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`5" x 15`11"	Kitchen	Main	14`3" x 8`11"
Dining Room	Main	14`5" x 10`0"	Foyer	Main	6`10" x 5`4"
Bedroom - Primary	Upper	14`2" x 11`0"	Bedroom	Upper	11`5" x 9`4"
Bedroom	Upper	11`3" x 9`4"	4pc Ensuite bath	Upper	7`7" x 5`0"
4pc Bathroom	Upper	7`7" x 4`10"	2pc Bathroom	Main	5`8" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0311778

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning family home located in the heart of vibrant McKenzie Towne community! This beautifully maintained property offers over 1,350 sq.ft of thoughtfully designed living space, perfect for families anyone seeking comfort and convenience. Nestled on a quiet street, the home is just a short walk from excellent schools, lush numerous parks and playgrounds, and the convenient BRT transit system. The bright and spacious front living room is ideal for house guests or unwinding with loved ones, thanks to its large, oversized windows that flood the space with natural light. The open-concept main level flows seamlessly into the modern kitchen, featuring equipped with updated stainless-steel appliances, an island, and a large pantry. A cozy three-way fireplace separates the living and dining areas, adding warmth and charm to the home. The main floor is completed with a convenient half bathroom. Upstairs, you'll find two generously sized spare bedrooms, along with a spacious primary suite that serves as a private retreat. The primary bedroom features a walk-in closet and a full ensuite bathroom, offering the perfect place to relax and recharge. Outside, the south-facing backyard is perfect for children and pets, providing plenty of sunshine and outdoor space to enjoy. The detached double garage offers ample additional storage for all your needs. The laundry facilities are located in the basement, which is unfinished allowing you to customize and expand according to your preferences and lifestyle. Notable updates include a new roof and air conditioning (both installed in 2022) and blower motor (2022) ensuring comfort and peace of mind. In addition to the home itself, McKenzie Towne is a master planned community designed to reflect small town life within the big city, complete with its own High Street shops while bordered by South Trail Crossing, offering an array of shopping, dining, and entertainment options within ready reach (selected by the Urban Land Institute as one of the top 26 master planned communities in the world). With quick access to major roadways, shopping centers, schools, and recreational amenities this home truly offers the perfect balance of convenience and community living. Don't miss the chance to make this beautiful home yours Book you're showing today with your favorite Realtor!!

Inclusions:
Property Listed By:

N/A
CIR Realty

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









