



THE A-TEAM

RE/MAX FIRST

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
Year Built: 2003
Finished Floor Area: 1,350
Lot Information: Lot Sz Ar: 2,723 sqft, Lot Shape:
Access: Back Lane, Lawn, Landscaped, Rectangular Lot
Park Feat: Double Garage Detached

DOM

42
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Vinyl Siding, Wood Siding
Flooring: Carpet, Hardwood, Slate
Water Source:
Fnd/Bsmt: Poured Concrete
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Bedroom, and Bathroom with their respective levels and dimensions.

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









