



THE
A-TEAM

**RE/MAX
FIRST**

96 PRESTWICK ACRES Lane, Calgary T2Z 3Y1

MLS®#: **A2176046** Area: **McKenzie Towne** Listing **10/29/24** List Price: **\$417,500**
 Status: **Active** County: **Calgary** Change: **-\$2k, 11-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,400**
 Low Sqft:
 Ttl Sqft: **1,400**

DOM

53
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Lawn,No Neighbours Behind,Street Lighting,Private**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| Living Room | Main | 16`6" x 15`0" | Dining Room | Main | 13`0" x 7`0" |
| Kitchen | Main | 13`0" x 11`0" | Bedroom - Primary | Upper | 13`0" x 12`6" |
| Bedroom | Upper | 10`6" x 9`6" | Bedroom | Upper | 10`6" x 9`6" |
| Laundry | Lower | 12`6" x 8`0" | 2pc Bathroom | Main | |
| 4pc Bathroom | Upper | | | | |

Legal/Tax/Financial

Condo Fee:
\$375

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **0110892**

Remarks

Pub Rmks: **Fantastic opportunity to own an immaculate 3 bed 1.5 bath 1400 sqft townhouse unit with an exceptional open concept floor plan, oversized single garage and private fenced yard. Bright and sunny living space with newly installed vinyl plank floors and freshly painted walls. Large kitchen with modern, white cabinetry, an island and a large window overlooking the east facing yard. The king sized master bedroom has a huge walk in closet. Two other good sized bedrooms, four piece bath and a convenient loft area for office/flex space. The laundry room is located on the lower level and is in a large open area with plenty of extra storage space. There is lots of room to enjoy the backyard, fenced for privacy and perfect for any young ones you have running around. It's also great for anyone with animals, since the complex is pet friendly with board approval. The single attached garage also includes a private driveway, perfect for parking a second vehicle. Well maintained complex with greenbelt and lots of convenient visitor parking. Within walking distance of schools, parks restaurants, public transit, scenic trails, ponds, summer splash park along with plenty of shopping and other amenities. Minutes from Deerfoot Trail and the new Ring Road System!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Landan Real Estate

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







