



THE
A-TEAM

**RE/MAX
FIRST**

200 PRESTWICK Manor, Calgary T2Z 4S5

MLS®#: **A2176860** Area: **McKenzie Towne** Listing Date: **11/01/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,467 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,342**
 Low Sqft:
 Ttl Sqft: **1,342**

DOM

59
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat:

Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Interior Lot,Landscaped,Street Lighting,Underground Sprinklers,Yard Lights,Rectangular Lot
Double Garage Detached,Garage Faces Rear,Side By Side

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Private Yard,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	22`3" x 14`0"
Pantry	Main	0`0" x 0`0"
Foyer	Main	7`0" x 5`4"
5pc Ensuite bath	Main	0`0" x 0`0"
Family Room	Basement	21`10" x 15`0"
4pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	15`0" x 12`0"
Bedroom - Primary	Main	13`10" x 12`3"
Laundry	Basement	11`3" x 6`4"
2pc Bathroom	Main	0`0" x 0`0"
Storage	Basement	14`10" x 12`10"
Office	Main	8`1" x 7`0"

Mud Room
Bedroom

Main
Basement

6`4" x 4`1"
11`8" x 10`4"

Bedroom

Basement

11`3" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0614652

Zoning:
R-G

Remarks

Pub Rmks:

Move in now! Beautifully curated, custom Jayman BUILT bungalow and immaculately maintained by the original owner, you will discover one of the nicest air-conditioned "MOVE IN READY" bungalows in the highly sought-after community of McKenzie Towne. Situated in Prestwick Estates, where pride of ownership can be easily seen, this outstanding FULLY FINISHED home offers over 2670+ square feet of thoughtfully developed and designed living space. Boasting 3 bedrooms, an open floor plan living area, a main floor office, 2.5 bathrooms, high ceilings, oversized windows, and many upgrades... this home will surely impress. Very bright and open design with the kitchen, including stunning raised panel maple wood cabinet doors, GRANITE, a center island with a flush eating bar and undermount sink, a full pantry, newer dark stainless steel appliances, and recessed LED lighting. Refinished "real" hardwood flooring invites you past the front foyer and into the generous open floorplan with 9' ceilings. Your eyes will immediately be drawn to the gorgeous centralized gas fireplace with a mantel/tile surround framed by extra windows. The spacious Primary Suite features French doors to your private front verandah, your very own private "spa-like" 5-piece ensuite, and a walk-in closet for you to enjoy solely. The fully developed lower level includes a recreation room with a corner gas fireplace, a spacious flex area, two more bedrooms, a full bath, a laundry room, an 8'8" ceiling height, and an extra generous unfinished storage and workshop area. Going above and beyond, you will step out of the beautiful backyard, boasting a lovely oasis featuring an upper wood deck, a stamped concrete patio (x2), and a 2-car detached 22 x 20 garage. To complete this home and ease of maintenance, the front yard is finished with faux grass, the exterior elevation shows gorgeous stone details, and the front verandah offers a large covered front entry for your morning coffee. Check and Compare! It is a lovely home in an outstanding area. You can call your friendly REALTOR(R) to book you viewing. Attached TV
Jayman Realty Inc.

Inclusions:
Property Listed By:

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







