



THE
A-TEAM

**RE/MAX
FIRST**

47 PRESTWICK Grove, Calgary T2Z 3L5

MLS®#: **A2179385** Area: **McKenzie Towne** Listing Date: **11/14/24** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **3,928 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,360**
 Low Sqft:
 Ttl Sqft: **1,360**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Second	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Second	11`2" x 9`4"
Bedroom	Second	10`5" x 9`0"	Bedroom	Basement	12`5" x 9`2"
Bedroom - Primary	Second	14`1" x 12`3"	2pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**

Legal Desc:

9811599

Remarks

Pub Rmks: **Over 2000 sqft of living area, superb 4 bedroom home 3.5 baths, fully develop basement, Harwood floors, fully fenced, ideally for the growing family in the heart of McKenzie Towne.**

Inclusions: **N/A**

Property Listed By: **MaxWell Canyon Creek**

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







