

15 PRESTWICK Row, Calgary T2Z 3L4

MLS®#:	A2182231	Area:	McKenzie Towne	Listing	12/16/24	List P	ice: \$579,900				
Status:	Active	County:	Calgary	Date: Change:	None	Assoc	iation: Fort McMurra	у			
			<u>Ka</u>	<u>General Inf</u> Prop Type: Sub Type:	ormation	Residential Detached			<u>DOM</u> 5 <u>Layout</u>		
AND				City/Town: Year Built:		Calgary 1998	<u>Finished Floor A</u> Aby Sgft:	<u>rea</u> 1,066	Beds: Baths:	4 (2 2) 2.5 (2 1)	



General Information				DOM		
Prop Type:	Residential			5		
Sub Type:	Detached			<u>Layout</u>		
City/Town:	Calgary	Finished Floor Ar	ea	Beds:	4 (2 2)	
Year Built:	1998	Abv Sqft:	1,066	Baths:	2.5 (2 1)	
Lot Information		Low Sqft:		Style:	Bi-Level	
Lot Sz Ar:	3,347 sqft	Ttl Sqft:	1,066			
Lot Shape:				Darking		
				Parking	-	
				Ttl Park:	2	
				Garage Sz:	1	
Access:						
Lot Feat:	Back Lane,Back Yard,Low Maintenance Landscape,Level					
Park Feat: Single Garage Detached, Stall						

Utilities and Features

Roof: Heating:	Asphalt Shingle In Floor,Forced Air		Construction: Vinyl Siding,Wood Frame						
Sewer:		Flooring:							
Ext Feat:	Awning(s),Balcony		5	Carpet, Ceramic Tile, Hardwood Water Source: Fnd/Bsmt:					
EXLIEU.	Awining(s),Balcony		• •						
			-						
	Poured Concrete								
Kitchen Appl:		· · · ·	ectric Stove,Garage Control(s),Micro		,Washer,Window Coverings				
Int Feat: Central Vacuum,Granite Counters,High Ceilings,No Smoking Home,Open Floorpla			king Home,Open Floorplan,Vaulted (Ceiling(s)					
Utilities:									
			Room Information						
Room	Level	Dimensions	Room	Level	Dimensions				
Entrance									
Entrance	Main	4`9" x 7`2"	Living Room	Main	12`4" x 19`0"				
Dining Room		4`9" x 7`2" 8`6" x 9`11"							
	Main		Living Room	Main	12`4" x 19`0"				
Dining Room	Main	8`6" x 9`11"	Living Room Kitchen	Main Main	12`4" x 19`0" 14`4" x 10`5"				
Dining Room 2pc Bathroom	Main n Main Main	8`6" x 9`11" 9`10" x 8`8"	Living Room Kitchen 4pc Bathroom	Main Main Main	12`4" x 19`0" 14`4" x 10`5" 8`3" x 8`1"				
Dining Room 2pc Bathroom Bedroom	Main n Main Main Basement	8`6" x 9`11" 9`10" x 8`8" 10`9" x 8`8"	Living Room Kitchen 4pc Bathroom Bedroom - Primary	Main Main Main Main	12`4" x 19`0" 14`4" x 10`5" 8`3" x 8`1" 14`5" x 11`5"				

Laundry	Basement	13`1" x 8`5"
-		Legal/Tax/Financial
Title:		Zoning:
Fee Simple		R-G
Legal Desc:	9811599	
		Remarks
Pub Rmks: Inclusions:	blend of comfort and c grass to cut, reduced y and vaulted ceilings th and entertaining guest arrangements. Just off master bedroom with a huge family/media roo with a wet bar, perfect room. Out back, you'll stall for added conven	ne with Exceptional Features & Low-Maintenance Landscaping! This beautiful bi-level home is packed with modern features and offers an ideal convenience. The low-maintenance landscaping includes an elegant aggregate yard in the front and a backyard with paver stones, meaning no water bills, and more time to relax and enjoy your space. Step inside to discover a bright and open interior, with end-to-end hardwood flooring hat create a spacious, airy feel. The kitchen boasts an abundance of cabinetry and gleaming granite countertops, perfect for preparing meals its. The dining and living areas are extremely generous in size, providing endless opportunities for creative layouts and furniture f the living room, enjoy outdoor living on the balcony/deck, which features a newly installed railing. On the main level, you'll find a large a cheater ensuite featuring a luxurious 4-piece bath, conveniently accessible from the second bedroom. Downstairs, the home expands to a om, ideal for movie nights and entertaining, complete with ample space for a big-screen TV. Right next door, there's a recreation/games room t for hosting friends and family. This level also offers two more generous bedrooms, another full 4-piece bath, and a large storage/laundry if find your private, maintenance-free backyard, perfect for outdoor relaxation. The property includes a single garage and an additional parking nience. With recent updates including a new roof on the main house (2017) and a new garage roof (2021), this home is ready for you to move Don't miss out on this incredible opportunity!
Property Listed By:	CIR Realty	
inopercy Listed by.	on nouncy	

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













