



THE
A-TEAM

**RE/MAX
FIRST**

412 PRESTWICK Circle, Calgary T2Z 4P5

MLS® #: **A2186561**

Area: **McKenzie Towne**

Listing Date: **01/16/25**

List Price: **\$614,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,463**
Low Sqft:
Ttl Sqft: **1,463**

Lot Information

Lot Sz Ar: **2,906 sqft**
Lot Shape:

DOM

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

Access:

Lot Feat: **Back Yard,Lawn**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 12`3"
Kitchen	Main	15`8" x 15`0"
2pc Bathroom	Main	2`8" x 6`11"
Bedroom	Main	11`6" x 11`4"
4pc Ensuite bath	Upper	5`0" x 7`8"
Game Room	Basement	10`8" x 18`8"
Den	Basement	10`1" x 12`3"

Room	Level	Dimensions
Family Room	Main	12`1" x 11`5"
Dining Room	Main	11`9" x 10`11"
Bedroom - Primary	Upper	11`8" x 10`3"
Bedroom	Upper	11`0" x 10`0"
4pc Bathroom	Upper	6`11" x 7`10"
Bedroom	Basement	11`0" x 9`8"
3pc Bathroom	Basement	4`10" x 9`7"









