

412 PRESTWICK Circle, Calgary T2Z 4P5

MLS®#: A2186561 **McKenzie Towne** Listing 01/16/25 List Price: **\$614,900** Area:

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2004 Lot Information

Lot Sz Ar: 2,906 sqft Lot Shape:

Access:

Lot Feat: Back Yard, Lawn

Park Feat: **Double Garage Detached** <u>DOM</u>

6 Layout

Beds:

4 (3 1) 3.5 (3 1) Baths: 2 Storey

Style:

<u>Parking</u>

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

Finished Floor Area

1,463

1,463

Abv Saft:

Low Sqft:

Ttl Sqft:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`2" x 12`3"	Family Room	Main	12`1" x 11`5"
Kitchen	Main	15`8" x 15`0"	Dining Room	Main	11`9" x 10`11"
2pc Bathroom	Main	2`8" x 6`11"	Bedroom - Primary	Upper	11`8" x 10`3"
Bedroom	Main	11`6" x 11`4"	Bedroom	Upper	11`0" x 10`0"
4pc Ensuite bath	Upper	5`0" x 7`8"	4pc Bathroom	Upper	6`11" x 7`10"
Game Room	Basement	10`8" x 18`8"	Bedroom	Basement	11`0" x 9`8"
Den	Basement	10`1" x 12`3"	3pc Bathroom	Basement	4`10" x 9`7"

Laundry Basement 9`2" x 11`1"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **0313472**

Remarks

Pub Rmks:

Welcome to your ideal family home in the highly sought-after community of McKenzie Towne! This beautifully designed 4-bedroom, 3.5-bathroom home offers the perfect combination of comfort and convenience in one of Calgary's most vibrant neighborhoods. Step inside to discover a main floor thoughtfully designed for both living and entertaining. You are greeted by a bright and welcoming living room that flows seamlessly into the kitchen and dining area. The kitchen, truly the heart of the home, features stainless steel appliances, a large island with plenty of counter space, a breakfast nook, and a pantry. Gorgeous hardwood floors add warmth and charm to the space, while a convenient 2-piece powder room completes the main level. Upstairs, plush carpet adds a cozy touch as you explore the spacious primary bedroom, which boasts its own private 4-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete this level, providing plenty of room for family or guests. The fully finished basement is perfect for relaxation or entertainment, offering a large recreation room, a fourth bedroom, a den, and a 3-piece bathroom. It's a versatile space ideal for hosting visitors, setting up a home office, or creating a playroom. Step outside to the fully fenced yard and deck, an ideal setting for summer barbecues, gardening, or letting the kids and pets play safely. The double detached garage provides ample storage and parking space. Living in McKenzie Towne means enjoying a lifestyle like no other. This vibrant community is known for its charming architecture, tree-lined streets, and an abundance of amenities. Walk or bike to nearby schools, explore the extensive network of walking and biking paths, or participate in activities at the community's clubhouse. Conveniently located near 130th Avenue, you'll have easy access to a variety of shops, restaurants, and services. With excellent schools, parks, playgrounds, and easy access to major roadways, McKenzie Towne truly has it all. Don't miss your chance to call this e

Inclusions:

Property Listed By:

Basement Deep Freezer, Garage Shelving Units RE/MAX Realty Professionals

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

















