



THE
A-TEAM

**RE/MAX
FIRST**

5 PRESTWICK Mount, Calgary T2Z 4L5

MLS®#: **A2188680**

Area: **McKenzie Towne**

Listing Date: **01/20/25**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **1,333**

Low Sqft:

Ttl Sqft: **1,333**

Lot Information

Lot Sz Ar: **2,669 sqft**

Lot Shape:

DOM

2

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane, City Lot, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot, Zero Lot Line Double Garage Detached, Garage Door Opener, Heated Garage, Insulated

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Central Vacuum, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`1" x 18`0"	Dining Room	Main	10`5" x 15`0"
Kitchen	Main	8`10" x 14`4"	2pc Bathroom	Main	
Bedroom - Primary	Upper	10`11" x 14`2"	Bedroom	Upper	9`4" x 11`2"
Bedroom	Upper	9`3" x 11`4"	4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Game Room	Basement	17`11" x 31`9"
4pc Bathroom	Basement		Laundry	Basement	5`5" x 6`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0410713

Zoning:
R-G

Remarks

Pub Rmks:

Be prepared to be wowed by this beautiful and well maintained home with low maintenance outdoor spaces! The large front porch is the perfect place to relax. The home features spacious rooms and loads of natural light. Enjoy the large living room with a cozy gas fireplace! The kitchen and dining area face the backyard and open on to the large deck. The kitchen features lots of counter and cupboard space, a breakfast bar, and a corner pantry. Upstairs you will find a large master suite with a big walk in closet and 3 piece ensuite. The 2 other good sized bedrooms share a spacious 4 piece bath. The finished basement is amazing for entertaining. It is ready to hook up your projector and enjoy movies on the big screen! It is also fully wired for 6.1 sound. The basement also offers a small fridge, perfect for beverages, a rec room that is ideal for a games room or a play room. There is also a 5 piece bathroom in the basement. Imagine stargazing from the lovely hot tub next to the back deck! The double garage is insulated, drywalled and heated and has its own panel and can accommodate 220 volt. On top of all of this, the house has an amazing location, with walking distance to schools, playgrounds, sports fields, community center, and tons of shopping and restaurants.! It is also has great access to 52 St, Deerfoot Trail and Stoney Trail. Amazing value in this beautiful home!

Inclusions:
Property Listed By:

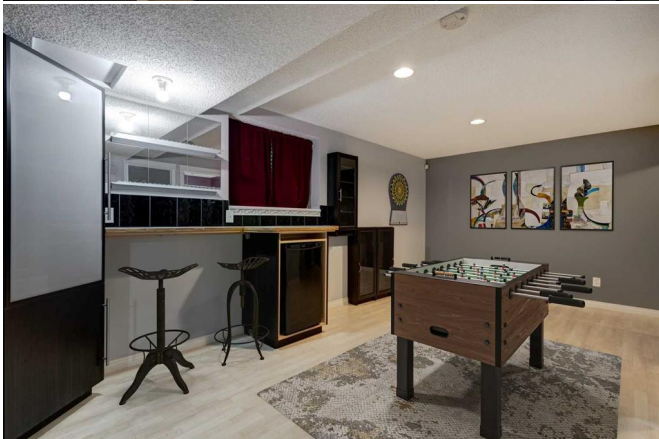
Hot Tub & Cover
MaxWell Capital Realty

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





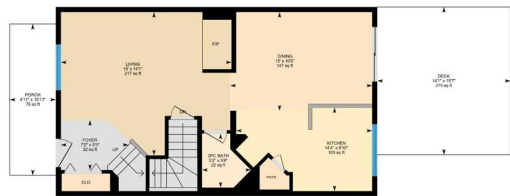






5 Prestwick Mount SE, Calgary, AB

Main Floor Exterior Area 678.00 sq ft
Interior Area 678.76 sq ft



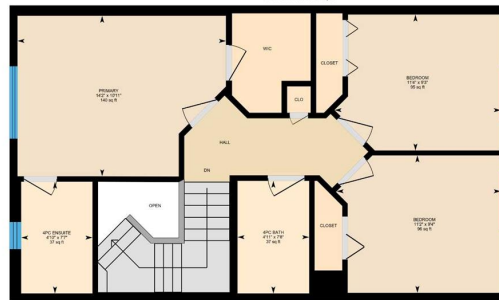
PREPARED: 2024-10-22



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

5 Prestwick Mount SE, Calgary, AB

2nd Floor Exterior Area 657.70 sq ft
Interior Area 659.72 sq ft
Excluded Area 18.33 sq ft



PREPARED: 2024-10-22



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5 Prestwick Mount SE, Calgary, AB

Basement (Below Grade) Exterior Area 603.30 sq ft
Interior Area 556.18 sq ft



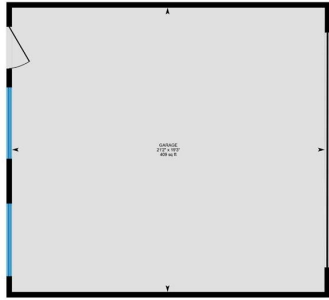
PREPARED: 2024-10-22



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5 Prestwick Mount SE, Calgary, AB

Detached Garage Exterior Area 439.24 sq ft
Interior Area 408.50 sq ft



PREPARED 2024-10-02



While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.