



THE
A-TEAM

**RE/MAX
FIRST**

306 PRESTWICK Landing, Calgary T2Z 3W2

MLS®#: **A2193957** Area: **McKenzie Towne** Listing Date: **02/18/25** List Price: **\$619,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **3,778 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,591**
 Low Sqft:
 Ttl Sqft: **1,591**

DOM

4
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Landscaped,Rectangular Lot,Underground Sprinklers**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Insulated,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|--------|----------------|
| Porch - Enclosed | Main | 14`5" x 81`8" |
| Dining Room | Main | 26`7" x 29`11" |
| 2pc Bathroom | Main | 19`8" x 14`5" |
| Pantry | Main | 12`6" x 12`6" |
| Entrance | Main | 18`8" x 26`7" |
| Bedroom - Primary | Second | 44`3" x 39`4" |
| 4pc Ensuite bath | Second | 16`9" x 44`3" |

| Room | Level | Dimensions |
|------------------|--------|----------------|
| Porch - Enclosed | Main | 78`9" x 39`0" |
| Mud Room | Main | 12`6" x 12`6" |
| Kitchen | Main | 46`3" x 38`5" |
| Living Room | Main | 48`3" x 36`5" |
| Office | Main | 47`3" x 26`7" |
| Walk-In Closet | Second | 20`1" x 16`1" |
| 4pc Bathroom | Second | 24`11" x 13`6" |

Bedroom
Laundry
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement

32`6" x 37`1"
16`9" x 37`9"
40`4" x 51`10"
48`7" x 26`11"

Bedroom
Bedroom
Bedroom

Second
Basement
Basement

32`2" x 36`1"
40`0" x 27`11"
44`11" x 56`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9912916

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this charming, bright & spacious home built by Jayman in popular Community of McKenzie Town!! With over 2400sqft of developed space This home is perfectly situated on a quiet cul-de sac with a large SOUTH FACING BACK YARD and is perfect for a growing family. This amazing 2storey home offers Victorian front Veranda, as you step inside you are greeted by amazing high ceilings with open to above at the front entry. The sun-soaked main level immediately showcases the stunning kitchen with white cabinets, tiled back splash, large center island, a walk-in pantry, and a stainless-steel appliance. Good sized nook overlooking the kitchen area, a Convenient main floor DEN/OFFICE could be used as a formal dining room for those special moments with Friends and family. The large living room is warm and inviting with neutral colors, with cozy fireplace with mantle and tile surround. Gorgeous Brazilian Hardwood floors throughout the entire house including the stairs going up. freshly painted in all neutral colors .Tons of huge windows throughout for that natural light, and 2pc bath completes the main floor level. The upper floor offers huge master bedroom, with natural hardwood floors, a walk-in closet, and a 4pc En-suite bath with tiled flooring. 2 additional good-sized bedrooms with a 4pc bath, and a linen closet. Nicely laid out FULLY DEVELOPED basement with two hot water tanks, large windows, with additional 2 more bedrooms with a huge walk-in closet, and a Functional lower great room rounds of the lower level. Nicely landscaped large lot with sprinkler system, and a convenient back lane. DOUBLE DETTACHED OVERSIZED GARAGE, Minutes away from Shopping, Restaurants, All levels of Schools, and Public Transportation. This is truly an amazing property Come take a Look!!

Inclusions:
Property Listed By:

**Storage Shed
Century 21 Bamber Realty LTD.**

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











