

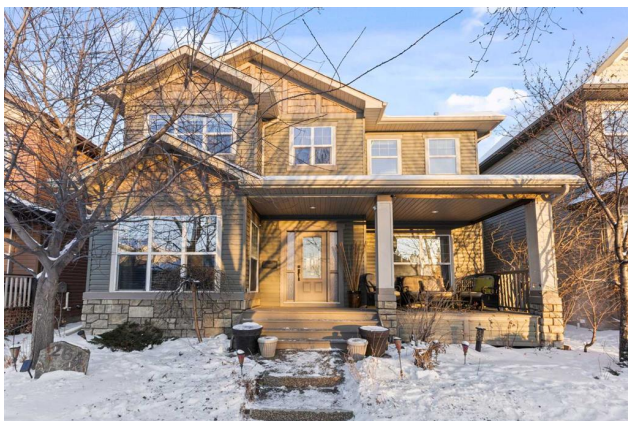


THE
A-TEAM

**RE/MAX
FIRST**

264 PRESTWICK Manor, Calgary T2Z 4S7

MLS®#: **A2195248** Area: **McKenzie Towne** Listing Date: **02/17/25** List Price: **\$1,099,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **4,467 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,044**
 Low Sqft:
 Ttl Sqft: **3,044**

DOM

5
Layout
 Beds: **6 (3 3)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Dog Run Fenced In,Landscaped,Level,Low Maintenance Landscape**
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Dog Run,Fire Pit,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Water Softener**
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Storage,Tankless Hot Water,Vinyl Windows**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|---------------|-----------------------|--------------------------|---------------|-----------------------|
| 2pc Bathroom | Main | 5`0" x 5`6" | Dining Room | Main | 17`4" x 8`3" |
| Family Room | Main | 13`9" x 17`5" | Foyer | Main | 9`8" x 7`3" |
| Kitchen | Main | 17`4" x 12`11" | Living Room | Main | 11`0" x 12`5" |
| Mud Room | Main | 6`7" x 7`8" | Office | Main | 11`9" x 13`11" |
| 5pc Bathroom | Second | 10`1" x 8`0" | 5pc Ensuite bath | Second | 11`8" x 14`0" |
| Bedroom | Second | 10`11" x 11`1" | Bedroom | Second | 15`0" x 17`7" |
| Laundry | Second | 10`11" x 5`3" | Bedroom - Primary | Second | 15`8" x 17`9" |

| | | | | | |
|-----------------------|-----------------|-----------------------|-----------------------------|-----------------|-----------------------|
| Walk-In Closet | Second | 5`10" x 8`4" | 4pc Bathroom | Basement | 4`11" x 13`3" |
| Bedroom | Basement | 10`4" x 12`10" | Bedroom | Basement | 10`4" x 14`11" |
| Game Room | Basement | 19`2" x 17`1" | Furnace/Utility Room | Basement | 21`3" x 16`7" |
| 4pc Bathroom | Suite | 8`1" x 5`0" | Bedroom | Suite | 10`8" x 10`5" |
| Kitchen | Suite | 14`7" x 8`10" | Living Room | Suite | 12`0" x 16`3" |

Legal/Tax/Financial

Title: Zoning:
Fee Simple **DC**
 Legal Desc: **0614652**

Remarks

Pub Rmks: ****Open House Sat 11:00AM-1:00PM & Sunday 1:00PM-3:00PM* *CARRIAGE SUITE ABOVE GARAGE* Welcome to 264 Prestwick Manor SE, a standout home in McKenzie Towne, Calgary—a community known for its charm, family-friendly atmosphere, and convenience. If you're searching for Calgary real estate that offers space, function, and long-term value, this home delivers. Picture mornings spent walking the kids to McKenzie Towne School, just minutes away, or afternoons at the Castle & Pirate Ship Park right outside your front door. Need to grab a coffee or run errands? The shops and restaurants on 130th Ave SE, including Starbucks, The Keg, and Home Depot, are a short drive away, making everyday convenience effortless. Plus, with quick access to Deerfoot and Stoney Trail, commuting across Calgary is seamless. With over 3,600 sq. ft. of developed living space, this home offers room to grow. The main floor features two versatile flex spaces, including a dedicated office (163 sq. ft.), ideal for remote work, homework stations, or an additional bedroom. The open-concept kitchen, dining, and living areas provide a natural gathering place. A 2-piece powder room on the main floor adds everyday convenience. Upstairs, three spacious bedrooms offer comfort for the whole family. The primary suite is a private retreat, featuring a 5-piece ensuite with heated tile floors. The two additional bedrooms include large closets for ample storage. A shared 5-piece bathroom ensures busy mornings run smoothly. A second-floor laundry room keeps routines effortless. The fully finished basement expands the living space, featuring two additional bedrooms, a large rec room (311 sq. ft.), and a second laundry room. Whether it's a guest suite, home gym, or entertainment space, the possibilities are endless. A 4-piece bathroom makes it a fully functional living area, and the utility and storage room (218 sq. ft.) provides ample space for seasonal storage, hobbies, or a workshop. What truly sets this home apart is the LEGAL CARRIAGE SUITE above the garage—fully registered with the City of Calgary. Whether for extended family, a nanny, or rental income (\$1,500+/month), this suite is built for versatility. With a separate bedroom, full kitchen, large living area (193 sq. ft.), in-suite laundry, and a private balcony, it offers independent living. Designed with spray foam insulation and a separate tankless water heater, it's energy-efficient. Plus, it's accessibility-friendly, with the option to install a lift from the parking pad to the deck. Outside, the stamped concrete patio makes summer entertaining effortless, the perennial gardens add charm, and a hot tub rough-in offers future relaxation. A dog run with an access door from the mudroom ensures even your pet has a dedicated space. The oversized garage (24' x 26') is perfect for extra storage or a small workshop, catering to hobbyists and car enthusiasts. Beyond its features, what makes this home special is the lifestyle it offers. Book your private showing today!**

Inclusions: **Wall Mount (Carriage Suite), Chairs (Backyard), Refrigerator (Suite), Microwave-Built-In (Suite), Dryer (Suite), Fire Pit (Backyard), Window Coverings All**
 Property Listed By: **Real Broker**

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









