



THE
A-TEAM

**RE/MAX
FIRST**

201 PRESTWICK ESTATE Way, Calgary T2Z 4H2

MLS®#: **A2197340** Area: **McKenzie Towne** Listing Date: **02/27/25** List Price: **\$714,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **4,488 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,914**
 Low Sqft:
 Ttl Sqft: **1,914**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Fruit Trees/Shrub(s),Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,French Door,Kitchen Island,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 2`11"	Den	Main	10`7" x 12`4"
Dining Room	Main	11`9" x 7`2"	Foyer	Main	15`1" x 5`3"
Kitchen	Main	16`7" x 12`0"	Living Room	Main	15`2" x 12`9"
Office	Main	10`6" x 11`8"	4pc Bathroom	Second	8`4" x 5`0"
4pc Ensuite bath	Second	9`3" x 12`9"	Bedroom	Second	10`1" x 11`7"
Bedroom	Second	10`4" x 12`6"	Bedroom - Primary	Second	18`7" x 12`9"
Laundry	Second	8`7" x 5`5"	4pc Bathroom	Basement	6`8" x 6`7"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

12`6" x 9`8"
12`9" x 13`1"
12`0" x 7`10"

Family Room
Storage

Basement
Basement

18`11" x 12`7"
12`3" x 6`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0212889

Remarks

Pub Rmks:

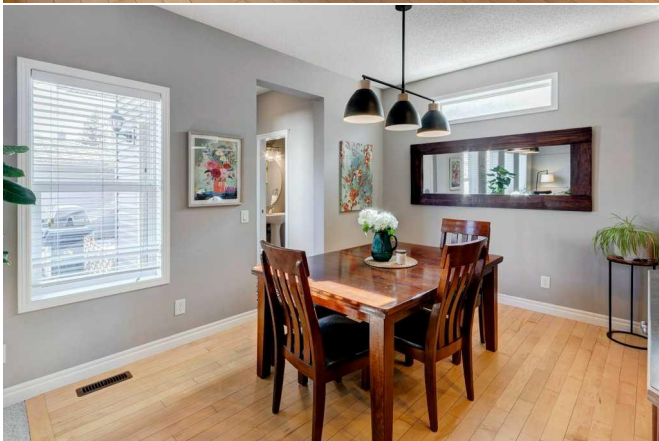
****OPEN HOUSE SATURDAY, March 1, 1-4pm** Welcome home to this charming, 4 bedroom, 3.5 bathroom home in the award winning community of McKenzie Towne! As you approach you are immediately greeted by the warm and inviting FULL front porch where you'll enjoy unwinding under west, sunset skies. You can't help but notice that the home is filled with light as every room enjoys a west or east exposed window! To your left you'll discover the perfect home office with a French door and to your right, a wonderful hobby/playroom space. The kitchen and great room enjoy several large, east exposed windows which make the space absolutely joyful in the morning providing the perfect start to your day! You can't help but feel that this home has been well loved - the stone fireplace with classic mantel and expansive mirror will draw you in for cozy evenings curled up enjoying time with pets and your favourite people. The upper level is enviable with a large landing that leads to all 3 bedrooms, 4 pc bath and the sunny laundry room! My favourite feature might be the luxurious primary suite, boasting double doors, large walk-in closet and 4 piece ensuite with separate soaker tub. From the bedroom window you'll savour views of the yard and a gorgeous birch tree - positively stunning in every season. Moving to the lower level, a professional renovation in 2017 (with permits) brought the perfect family space to life with a large recreation room, additional games/fitness area, bedroom and 4 piece bath with heated floors. This level also features 3 fabulous storage areas in the utility room, a large closet and an additional space just off the rec room. The backyard is both beautiful and versatile with a large back deck + stone patio offering great choices for multiple seating/dining/ play spaces and the mature trees + perennial gardens will welcome you again each Spring. This ultra quiet location is tough to beat with FIVE playgrounds/spray park/skating area all within walking distance. The McKenzie Towne subdivision was perfectly designed for families and the front porches of Prestwick remind us of a time when we were more connected to our neighbours and our community. One thing I know for sure, you and your family will LOVE living here. Don't miss the virtual tour under the film reel at the top left of the listing! Call your favourite Realtor to book your private viewing today!**

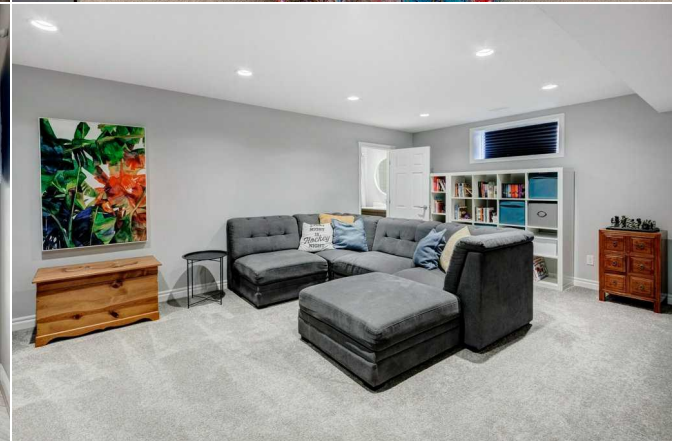
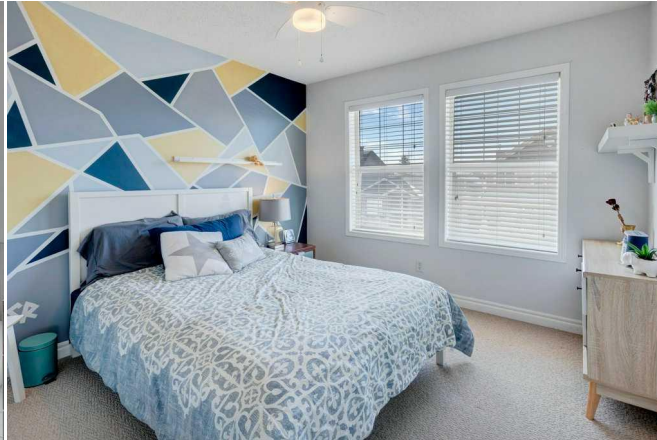
Inclusions:
Property Listed By:

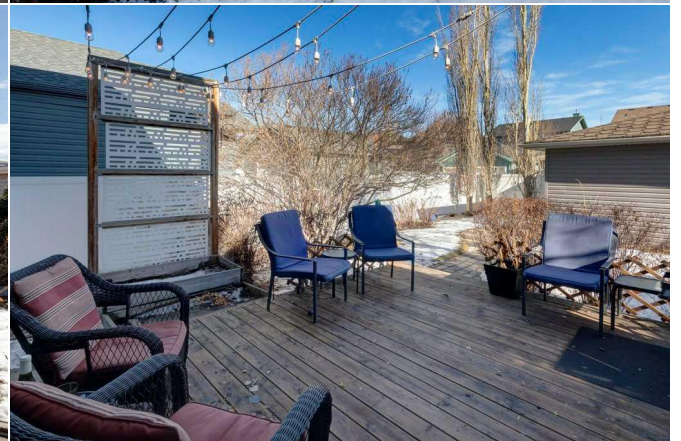
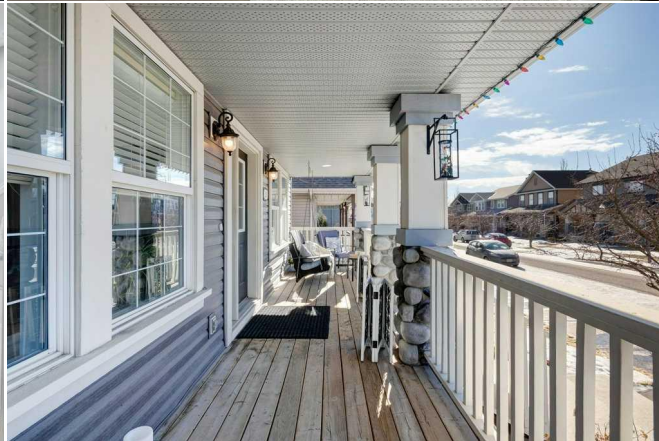
Underground sprinkler system/control
CIR Realty

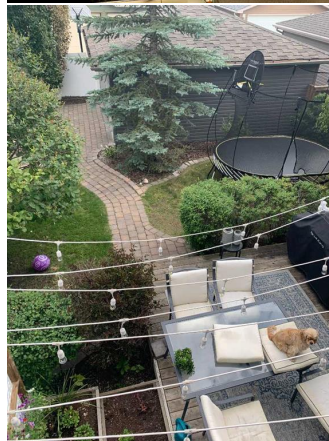
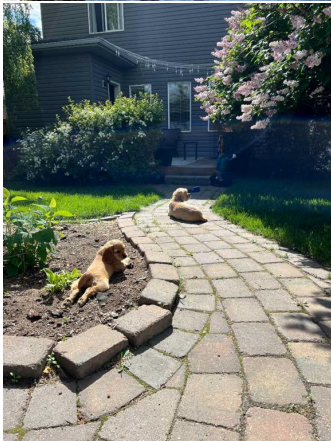
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











201 Prestwick Estate Way, Calgary, AB

Main Floor: 692.11 sq ft
 Control Area: 90.13 sq ft
 Interior Area: 910.61 sq ft



0 4 8

PREPARED: 2023/02/25



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.

201 Prestwick Estate Way, Calgary, AB

2nd Floor Exterior Area 831.36 sq ft
Interior Area 905.59 sq ft



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Basement (Below Grade) Exterior Area 141.64 sq ft
Interior Area 923.02 sq ft



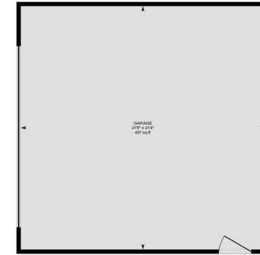
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Detached Garage Exterior Area 480.05 sq ft
Interior Area 457.23 sq ft



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