

13 Prestwick Mount SE
Calgary, Alberta

MLS # A2178036



\$599,500

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	TV Wall Mount, All Garage Shelving, 3 Armoires, Portable Pergola		

Awesome value for this charming & beautifully upgraded, 2-story home, boasting a total of 3 bedrooms, 3.5 bathrooms & a fully finished basement. Nestled in a desirable location with a west-facing backyard for beautiful evening light. Enter the home & step into the sunken living room, flooded with natural light from expansive windows & featuring hardwood floors throughout the main level. The island kitchen impresses with soaring 20' ceiling, abundant counter & cabinet space, & an open feel that's perfect for cooking & gathering with friends & family. A stunning curved staircase leads upstairs, where you'll find a dual master plan with two generously sized bedrooms, each with it's own full ensuite bath. The fully finished basement expands your living space with a large recreation room, a third bedroom & a full bathroom, ideal for guests or extra family members. Over \$80,000 in upgrades includes: Stunning stonework, LVP on upper floor & stairs, interior paint, all light fixtures, railings, refinished kitchen cabinets, granite counters, gas stove, dishwasher, A/C, basement baseboards, shingles, stamped concrete patio, composite decking, landscaping & more! Outside, the double detached garage & west-facing backyard offer both convenience & a lovely outdoor space for relaxing & entertaining. Imagine wine/charcuterie nights with family & friends in your private, Italian courtyard under the portable pergola! With thoughtful details, ample space, & elegant finishes, this home is perfectly suited for comfortable family living. You'll also love the easy access out to all amenities & major routes! You'll love living here!!!