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1092 Prestwick Circle SE
Calgary, Alberta

MLS # A2203930



\$600,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,595 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: Curtains, TV Wall Mounting Bracket in Living Room

An Exceptional Find in McKenzie Towne! This spacious 2-Storey home has a total of 2,291 sq feet developed! This home offers an open-concept layout, a fully developed basement, and a full-width deck, perfect for a growing family. The oversized double detached garage is a huge plus however, it is prone to over-land water with the snow melt or heavy rains. The inviting exterior leads into a bright great room, featuring abundant windows and a cozy gas fireplace. The newly renovated kitchen boasts granite countertops, stainless steel appliances, dual corner windows, a large center island, and a walk-in pantry. Adjacent is a generous dining nook, illuminated by three oversized windows. Conveniently, the powder room and laundry facilities are tucked away off the hallway. Upstairs, the master bedroom comfortably fits a king-sized bed and includes a 4-piece ensuite with a separate shower, soaker tub, and glass block windows. Two additional bedrooms complete this level, one thoughtfully decorated for a young child. The professionally developed basement (2016) features a spacious recreation room—ideal for children's activities—and a dedicated home office. Plumbing is roughed-in for a future bathroom, and ample storage is available across three separate rooms. Step outside from the dining nook to a massive full-width deck, perfect for barbecues and outdoor relaxation. The oversized 27' x 22' garage includes a workbench and storage shelves, offering plenty of space for projects and storing recreational equipment. This move-in-ready home is a must-see and won't stay on the market long! Why is McKenzie Towne is Ideal for Young Families? McKenzie Towne is a master-planned community in Calgary's southeast, designed with families in mind. Its pedestrian-friendly layout features tree-lined streets, parks, and playgrounds, fostering a

strong sense of community. The central High Street offers convenient access to shops, restaurants, and essential services, making daily errands a breeze. Families can enjoy numerous recreational amenities, including the McKenzie Towne Hall, which hosts year-round activities and programs for all ages. The community is also home to reputable schools, such as McKenzie Towne School and St. Albert the Great School, ensuring quality education options. With its blend of amenities, green spaces, and family-oriented design, McKenzie Towne provides an enriching environment for raising children. Call today to book your private viewing!