

116 Prestwick Acres Lane SE
Calgary, Alberta

MLS # A2244863



\$389,900

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,168 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Oversized, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Level | | |

| | | | |
|--------------------|--------------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 400 |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), See Remarks, Storage | | |

Inclusions: NA

Welcome to this beautifully maintained townhouse in the sought-after, well-managed Mosaic complex. This bright and airy 3-bedroom, 1.5-bathroom, 1167+ sqft townhome features an open-concept layout that's filled with natural light throughout the day. The spacious living room boasts a charming bay window and flows seamlessly into the dining area and kitchen, which is equipped with classic white raised-panel cabinetry and matching appliances. Step outside to a fully landscaped and fenced backyard with a private patio—perfect for kids, pets, and entertaining. Upstairs, you'll find a generous primary bedroom complete with a large walk-in closet, along with 2 additional well-sized bedrooms, a 4-piece main bathroom, and a versatile den/computer nook ideal for working from home or study space. The oversized single attached garage and undeveloped basement offer plenty of extra storage for all your needs. Conveniently located close to schools, shopping, parks, and all the amenities McKenzie Towne has to offer. Easy access to Deerfoot Trail, the upcoming hospital, and the planned future LRT line make this home a smart investment in comfort and connectivity.