

## 37 Prestwick Park SE Calgary, Alberta

**MLS # A2254692**


# \$490,000

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,314 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 536

**LLD:** -

**Zoning:** M-2

**Utilities:** -

OPEN HOUSE SUN SEPT 7 FR 1-3. Absolutely STUNNING renovation in this charming Mckenzie Towne gem! Featuring 2+1 bedrooms, 3.5 bathrooms (2 ensuites), fully finished basement, SOUTH backyard and a detached double car garage. Step inside and you are greeted by an abundance of natural light from large windows, hardwood flooring throughout and chic light fixtures surely to impress. The dining area allows for ample space to entertain guests with smooth transition to the gourmet kitchen well equipped with dual tone cabinetry, an island with breakfast bar, quartz countertops, stainless steel appliances and a show stopper tray ceiling with accent wood from an 1800's school house! The living room offers a cozy gas fireplace for those winter days and gives access to the south facing deck and lovingly landscaped backyard. Upstairs you will LOVE the two spacious primary suites both with vaulted ceilings, full ensuite bathrooms and walk-in closets. A conveniently located laundry closet completes this space. The lower level is finished with a family room, 3rd bedroom with walk-in closet and a 4 piece bathroom. Situated in one of Calgary's most popular communities, known for its ideal blend of suburban tranquility and cosmopolitan amenities. Enjoy the convenience of living within steps from a green space with a playground and within walking distance to McKenzie Towne Centre, which includes Sobeys, several restaurants & coffee shops, fitness centres, and City Transit "Park and Ride" options with express routes to Downtown. You also have easy access to Deerfoot Trail, South Trail Crossing shopping plaza, and Stoney Trail. Don't miss the chance to see it for yourself - book your showing today!