



**GRASSROOTS**  
REALTY GROUP

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**1076 Prestwick Circle SE**  
**Calgary, Alberta**

**MLS # A2215301**



**\$680,000**

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | 2 Storey                      |               |                   |
| <b>Size:</b>     | 1,919 sq.ft.                  | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 4                             | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached        |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Landscaped |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** Rain Barrel

Step into this former showhome, where the heart of the home is the RENOVATED KITCHEN (2022), showcasing granite countertops and designer finishes. The kitchen seamlessly flows into a dedicated dining room, perfect for family meals or hosting guests. The living room features a cozy fireplace, creating a warm and inviting space to relax. The main floor also features a DEN that can easily be used as an office for working from home. In addition a formal dining room at the front of the house offers flexible space that could be transformed into an additional office, playroom, or reading nook—whatever suits your lifestyle. Upstairs, the primary suite is a true retreat, featuring a luxurious ensuite, its own private balcony, and a custom-built closet. The two additional bedrooms on this level share a full bathroom, and a convenient laundry room completes the upper level. The fully finished basement provides additional living space, ideal for a media room or recreation area and fourth bedroom. Outside you will find an ECO GARDEN designed with native and drought-tolerant plants that includes a rainwater harvesting system and integrated weeping tile for underground irrigation. This home is equipped with SOLAR PANELS, providing long-term energy savings and reduced utility costs. For year-round comfort, the home includes AIR CONDITIONING, a radon mitigation system, and a newer furnace that is maintained annually. The garage also features an EV plug, perfect for electric vehicle owners. This home conveniently located in the family-friendly McKenzie Towne community offers the perfect blend of style, sustainability, and smart investment. This home is ready to welcome its next owners.