



GRASSROOTS
REALTY GROUP

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115 Prestwick Lane SE
Calgary, Alberta

MLS # A2228339



\$560,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, See Remarks	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), Central Vacuum, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Storage, Tankless Hot Water		

Inclusions: Extra fridge, freezer + 2 storage shelves in basement; 3 TV's with brackets; hot tub, as is (works great); 2 storage sheds

Come on in, Stay Awhile and Imagine Living Here! Welcome to this inviting home with so many updates and features for today's modern living. The charming front porch features hanging ferns and overlooks a beautifully landscaped yard, a perfect spot for morning coffee and to relax on those warm summer days. Stay cool during our hot summer days with the central air conditioning and you can leave the blinds open to enjoy your beautifully manicured greenery in the front and back yard. Upon entering, you will notice the bamboo flooring, known for its sustainability and strength, creating a clean look while adding a touch of warmth. This open-concept home features a spacious front living room with large windows that flood the space with natural light. The central dining area offers a perfect spot for entertaining, while the kitchen features a large window that overlooks the lush backyard and boasts updated Samsung stainless-steel appliances, a fridge with water and ice dispenser, built in microwave AND a chef's delight, a freestanding gas range with four burners plus a centre burner with griddle and wok grate. There is also an updated two-piece bathroom and another utility closet for those little extras. The seamless flow between these areas creates a functional layout with a perfect blend of warm textures and natural light. The stairs to the upper level are also bamboo with non-slip stair treads for your safety, and a large staircase window with Bee Cool glass coating. The spacious primary bedroom offers a peaceful retreat with newer triple pane windows overlooking your private backyard, and features a walk-in closet and a well-appointed ensuite with modern updates and fixtures, including a Toto one piece toilet. Two additional bedrooms are ideal for family members, guests, or a dedicated home office, offering comfortable space, natural light, and flexibility to suit

your needs. A well-appointed bathroom completes the upper level for everyday living or visitors. The finished basement offers a cozy living area, ideal for movie nights or a relaxed family space. It includes a closet for your seasonal items, an extremely large storage area, a second storage area or cold room, and a laundry area with LG front load washer and dryer, all coming together to provide comfort and functionality in one versatile space. Enjoy a lush backyard retreat with mature perennials, a charming apple tree, a relaxing hot tub, and the stamped concrete patio offers a great space for outdoor gatherings. Updates and features are: HE furnace, air conditioning, on demand HW system, water softener, bathrooms, flooring, lighting, back door, triple pane window in primary, Telus security system, 3 TVs and brackets, vacuflo, fridge, freezer, shelving, two storage sheds, irrigation system, hot tub. See the photo and supplements for all details.