



GRASSROOTS
REALTY GROUP

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704 Prestwick Circle SE
Calgary, Alberta

MLS # A2232668



\$669,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,639 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Dining Table

Welcome to 704 Prestwick Circle SE, a beautifully kept 4-bedroom, 3.5-bathroom family home nestled in the highly sought-after community of McKenzie Towne. With over 2,400 sqft of total developed living space, this home offers the perfect blend of comfort, space, and thoughtful design. A stunning open-to-above foyer leads into a bright and airy open-concept layout, freshly and professionally cleaned for a move-in-ready feel. The front family room is warm and inviting with a cozy fireplace, while the large kitchen features newer stainless steel appliances, upgraded fixtures, and a sink that overlooks the beautifully landscaped south-facing backyard. Off the kitchen, a sunlit breakfast nook offers the perfect spot to enjoy your morning coffee while taking in the serene outdoor space. Upstairs you'll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite featuring a separate tub and shower. The basement is fully developed with a large rec room, fourth bedroom with walk-in closet, full bathroom, and additional storage. Enjoy the comfort of central air conditioning, a double detached garage, and additional parking for a trailer or RV. Outside, the landscaping is truly a highlight, complete with a pergola, stamped concrete patio, and mature greenery, creating the perfect outdoor retreat. Ideally located across from a school and green space and within a short walk, you'll find Sobeys, Starbucks, Shoppers Drug Mart, and a great selection of local restaurants and boutiques along High Street. For larger shopping needs, South Trail Crossing is just minutes away and features major retailers like Walmart Supercentre and Home Depot, plus GoodLife Fitness for all your workout needs. Everything you need for daily living and more is conveniently close by in this vibrant community. Quick access to Deerfoot &

Stoney Trail, this home truly has it all. Whether you're looking for a family-friendly home or a move-in-ready property in a well-established neighbourhood, this is an opportunity you don't want to miss.