



GRASSROOTS
REALTY GROUP

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120 Prestwick Point SE
Calgary, Alberta

MLS # A2235573



\$679,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Oversized, Side By Side		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

**** OPEN HOUSE SATURDAY JULY 12, 2025 2pm-4pm ** YOUR DREAM HOME AWAITS!** Step into a rare opportunity to own this beautifully crafted detached home in the heart of sought-after McKenzie Towne, on the market for the very first time. Tucked away on a quiet cul-de-sac street, away from all the hustle and bustle, this charming residence offers the perfect blend of tranquility and community, with ample street parking to welcome your guests. A welcoming covered front porch with low-maintenance composite decking invites you inside, where a grand open-to-above foyer, elegant white railings, soaring 9' ceilings, and maple hardwood floors set the tone for the home's timeless style. With over 2500+ sq.ft. of developed living space, there is plenty of room for a growing family. Just off the entrance, a spacious flex room with custom louver shutters awaits your imagination, ideal as a home office, cozy playroom, or elegant formal dining area. The kitchen is a true showstopper, featuring luxurious maple cabinetry, striking granite countertops, sleek subway tile backsplash, a stylish granite waterfall counter edge, stainless steel appliances, and a handy corner pantry. It seamlessly flows into the bright dining area and inviting living room, complete with a cozy gas fireplace—perfect for gatherings of all kinds. Main floor laundry and a convenient half bath add to the thoughtful floor plan. Step outside onto your expansive deck surrounded by mature trees, creating a private oasis for summer BBQs, evening fires, or playful afternoons with the kiddos. Upstairs, retreat to a generous primary suite offering a spa-inspired ensuite with a relaxing soaker tub, stand-up shower, granite-topped vanity, and walk-in closet. Two more spacious bedrooms and a 4-piece bath complete the upper level, all accented by elegant louver shutters except the middle bedroom. The fully

finished basement expands your living space with gorgeous LVP flooring, a large bedroom, a huge rec room ready for movie nights or games, and a stylish 3-piece bath with a stunning glass shower. Take note of the large bright windows and custom lighting, making this lower level feel amazing. Outside, your oversized double detached garage provides secure parking for two vehicles plus all your extra gear. Recent upgrades—including brand new shingles on both the house and garage, fresh paint, and more. Now vacant, meticulously cleaned, and move-in ready, this exceptional home is waiting for its next family. Don't miss your chance to make this one-of-a-kind McKenzie Towne gem yours, book your private showing today. VIRTUAL TOUR AVAILABLE!