



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**135 Prestwick Heath SE**  
**Calgary, Alberta**

**MLS # A2237551**



**\$615,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, See Remarks		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Level		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Hardwood, Tile		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Full, Partially Finished		
<b>Exterior:</b>	Vinyl Siding, Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	No Smoking Home		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R-1N		
<b>Utilities:</b>	-		

**Inclusions:** N/A

VISIT OUR OPEN HOUSE Sat. JULY 12th, 11:00a.m.-3:00p.m. & Sun. JULY 13th, 12:00p.m.-4:00p.m. Welcome to 135 Prestwick Heath, a bright and airy 4-level split home rarely found in the family friendly community of McKenzie Towne. This home is perfect for a new family starting out, folks who might want to downsize, or even soon to be empty nesters. Inside the spacious entranceway you will notice how the vaulted ceilings enhance the bright & open floor plan. Most certainly a comfortable space to relax with the whole family! Imagine yourself sitting by the glow of the gas fireplace on a chilly evening either watching TV or admiring your seasonal decor. Turning into the well-planned kitchen, you see the sleek maple cabinets,, a walk-in pantry along with the recently added 3 door Stainless Steel fridge (2023). You can choose to eat at the breakfast bar, the open dining area or step outside to the maintenance free deck and enjoy some fresh air with your meal. Upstairs you will find 2 bedrooms and a spacious bathroom including a separate shower and oversized soaker tub perfect for candles, champagne and bubbles. The master bedroom easily fits a king size bed with room to spare. Inside the walk-in closet you'll see plenty of space for storage; whether hanging your clothes or putting away your many treasures atop the shelves or inside the built in drawers. The versatility of the second upstairs room is, it can easily be used as a bedroom, a nursery or an office space - you choose! Heading down from the main, you will find a large family room, the largest bedroom and another full bath. Enjoy the streams of natural light flowing through the extra-large windows with ledges wide enough for plants, flowers or pictures. The lowest level boasts a lot of room for storage with functional built-in metal shelving racks and a well lit massive crawl space. This entire

level easily can be developed since 2 big egress windows are already in place. The expensive upgrades have already been done for you! The roof was re-shingled in 2019 and a new furnace and hot water tank were put in last October. Most appliances as well as CO2 and smoke detectors have been replaced in the last 9 years including: the washer/dryer combo (2023) and the vented overhead microwave (2019). Bonus: roughed in "in floor heat" is found in home and garage. As for the garage it is more than oversized, it's supersized both in height and width. At near 26ft x26 ft (640 ft2), allowing for 2 large vehicles, room for a workshop + all the toys. It is wired for 220 and has roughed in-floor heating (just like in the house) For added access to seasonal storage, there is a shed to securely store away your items for yard use. The property is situated close to churches, parks and 3 schools and offers convenient access to all amenities and major roadways like Deerfoot Trail, 52 St. and Stoney Trail. Don't delay. Book a viewing today! Step into the light to thoroughly enjoy the beauty of owning a split level home