



**GRASSROOTS**  
REALTY GROUP

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**124 Prestwick Villas SE**  
**Calgary, Alberta**

**MLS # A2239133**



**\$539,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,329 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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OPEN HOUSE - Wednesday July 16, 5:00-7:00pm - Small town living in this quaint prime McKenzie Towne Location...Welcome to this bright and beautifully maintained Brookfield-built home featuring the popular "Windsor" floorplan, ideally located in the heart of Prestwick, McKenzie Towne. From the charming front steps to the sunny south-facing backyard, this home blends comfort, functionality, and location into one inviting package. Step inside to discover a thoughtfully designed open-concept main floor, where natural light pours in through large windows. The spacious living room flows seamlessly into a generously sized dining area—perfect for hosting family dinners or entertaining guests. The kitchen offers updated appliances, a central island, pantry storage, and sliding patio doors that open onto a large deck overlooking the fully fenced backyard. A rear gate provides direct access to the lane and two off-street parking stalls—ideal for busy households or outdoor enjoyment. ~ Upstairs, the bright and private primary bedroom includes a 4-piece ensuite, while two additional bedrooms share a full bathroom. A linen closet adds extra convenience. The basement is partially finished with flooring and drywall already in place—ready for your personal touch...Enjoy peace of mind with a brand-new roof (2024) and the unbeatable convenience of this location. The home is just steps from elementary schools, parks, and playgrounds, and minutes from the many amenities along 130th Avenue, including grocery stores, restaurants, banking, and more. You're also within walking distance to McKenzie Towne's vibrant High Street and have quick access to walking paths, green spaces, and the city's bike network. Whether you're a first-time buyer, young family, or investor, this home offers incredible value

in one of Calgary's most beloved communities. At this price for home ownership in McKenzie Towne, this one won't last long!