



GRASSROOTS
REALTY GROUP

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

116 Prestwick Acres Lane SE
Calgary, Alberta

MLS # A2244863



\$389,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,168 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage		

Inclusions:	NA
--------------------	----

Welcome to this tenant occupied townhouse in the sought-after, well-managed Mosaic complex—where charm, convenience, and community come together. This home will be vacant by end of August when we will update the paint and have is beautifully presented for you! This bright and airy 3-bedroom, 1.5-bathroom home offers over 1,167 sq. ft. of living space designed for both comfort and style. The open-concept main floor is bathed in natural light, featuring a welcoming living room with a charming bay window that flows seamlessly into the dining area and kitchen. The kitchen’s timeless white raised-panel cabinetry and matching appliances create a warm, classic look that feels like home from the moment you walk in. Your backyard is perfect for weekend barbecues, kids’ playtime, or a quiet coffee in the morning sun. Upstairs, the generous primary bedroom boasts a large walk-in closet, while two additional bedrooms, a 4-piece bathroom, and a versatile den/computer nook offer plenty of space for work, study, or relaxation. The oversized single attached garage and undeveloped basement provide excellent storage and future possibilities. Best of all, you’re just steps from McKenzie Towne’s picturesque High Street, with its coffee shops, local restaurants, boutique stores, parks, and pathways. Walk the tree-lined streets, meet neighbors at community events, and enjoy a lifestyle where everything you need is close at hand. With easy access to Deerfoot Trail and major commuter routes, this move-in-ready home is ideal for first-time buyers, families, or downsizers looking for the perfect blend of comfort, connection, and community spirit.