



GRASSROOTS
REALTY GROUP

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84 Prestwick Gardens SE
Calgary, Alberta

MLS # A2245410



\$424,400

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,274 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 408
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Walk-In Closet(s)

Inclusions: N/A

*** Check out the YouTube video for community and home highlights *** SOUTH EXPOSURE | CENTRAL A/C | UPDATES THROUGHOUT | TWO PATIOS | Welcome home to 84 Prestwick Gardens, located in the highly desirable SE family community of McKenzie Towne. This inviting townhome in the well-managed Highcastle complex features 9' ceilings and expansive windows that fill the space with natural light. The open-concept layout offers a generous living area perfect for both relaxing and entertaining, while the kitchen is beautifully finished with crisp white cabinetry, quartz countertops, full tile backsplash, matching black hardware throughout, ample storage and prep space, and a convenient breakfast bar. The cozy living room is centred around a gas fireplace perfect for winter nights and opens to a west-facing balcony ideal for enjoying a glass of wine on a long summer evening. A second outdoor space, located just off the dining area, features a gas line for your BBQ and additional room to enjoy the outdoors. The primary bedroom is a true retreat with vaulted ceilings with a sky light, a walk-in closet, and a private 3-piece ensuite. A second bedroom, a full 4-piece bathroom, in-suite laundry, abundant storage, and an oversized 26x16 attached garage complete the layout. Recent updates include central A/C and heat pump, plus new accent wall treatments in the bathrooms and primary bedroom. With quick access to major routes like Stoney Trail and Deerfoot, McKenzie Towne Square, nearby schools, Fish Creek Park, the Bow River, and countless amenities, this home delivers the perfect mix of comfort, convenience, and community. The local community centre offers programs for all ages and hosts regular events, with McKenzie Towne ranked among the top 26 master-planned communities in the world by the Urban Land Institute for its reflection of

small-town living. This is a fantastic opportunity to own in one of the area's most desirable complexes, please reach out today to book your private showing.