



**GRASSROOTS**  
REALTY GROUP

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**395 Prestwick Close SE  
Calgary, Alberta**

**MLS # A2251939**



**\$649,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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, Quartz Counters		

**Inclusions:** n/a

Play outside till the street lights come on! Incredible opportunity to buy the perfect house in McKenzie Towne! Backs onto the school field! Humongous Garage! 26x28sqft! This house has been upgraded over the years! Brand New Kitchen 2025! Fully finished basement with 3 piece bath! This location is really great! Walk to shops, schools, transportation, water park! THIS IS THE HOUSE YOU HAVE BEEN WAITING FOR! Did I mention AC?!?!