



GRASSROOTS
REALTY GROUP

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40 Prestwick Estate Way SE
Calgary, Alberta

MLS # A2252672



\$699,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: n/a

Stunning Renovated 2-Storey Home with Illegal Basement Suite & Triple Heated Garage in McKenzie Towne! Welcome to this beautifully updated 2-storey home located on a quiet street in the sought-after community of McKenzie Towne. Featuring a fully developed illegal basement suite with a separate exterior entrance, this property is perfect for multi-generational living or additional rental income. The main floor has been fully renovated and boasts a bright, open-concept layout. Enjoy cooking and entertaining in the new kitchen, complete with modern cabinetry, quartz countertops, island, tile backsplash, and upgraded stainless steel appliances. Additional upgrades include new laminate flooring, fresh paint, and a refreshed stone-faced gas fireplace. A stylish barn door enhances the main floor powder room, while the layout is completed with a formal dining area and a main floor office—ideal for working from home. Step outside to the tiered back deck, which leads to the oversized triple detached garage that is insulated, drywalled, and heated—a rare find and a true bonus for Calgary winters. Upstairs, you’ll find three spacious bedrooms, including the primary retreat with a walk-in closet and a 4-piece ensuite featuring a barn door closure. This level also offers an upper laundry room and a full 4-piece main bathroom. The illegally suited basement is fully developed and features: A well-equipped kitchen with 4 appliances and a large butcher block island Pantry with barn door Comfortable living area Two bedrooms A full 4-piece bathroom Separate laundry Additional storage with mechanical room closed off by a barn door Additional features include upgraded lighting, stylish design accents, and excellent curb appeal. Located close to parks, schools, shopping, and public transit. This home offers incredible value with

modern upgrades and income potential—book your private showing today!