



GRASSROOTS
REALTY GROUP

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

38 Prestwick Parade SE
Calgary, Alberta

MLS # A2253743



\$769,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Workshop in Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum		

Inclusions: Storage shed, Playhouse, Rear deck umbrella

PREMIUM LOCATION, PREMIUM CONDITION. Probably one of the nicest homes in Prestwick!! Corner lot surrounded by fruit trees in a key hole with a south and west rear yard just doors from a playground/park. Front (30 Ft X 6 Ft) porch, rear (12 Ft X 12 Ft) composite deck, paved RV parking and an oversized heated detached garage with a paved lane way. Beautiful landscaping, screen covered gutters, and quality fencing complete the exterior of this exceptional home. The interior of this beautiful 2 St features new top quality laminate flooring on the main floor and stairs. The living room features a fireplace with new facing and built ins. Good sized kitchen with a center island and a large eating area surrounded by windows for natural light. Main floor two piece bath and separate laundry area with new fixtures and new tile floors all make for comfortable living. Three bedrooms up with the primary having a retreat area for that private time and a five piece ensuite. Two other good sized bedrooms and a full 4 piece bath complete the second floor. The interior has a built in speaker/sound system with extensions to the outside rear deck. Nothing to do here but move in.