



**GRASSROOTS**  
REALTY GROUP

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**221 Prestwick Terrace SE**  
**Calgary, Alberta**

**MLS # A2254333**



**\$585,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,592 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Bathroom Rough-in		

**Inclusions:** None

Wonderful Family Home near parks and schools on a quiet street. 3 bedroom 2.5 bathroom 2 story home. A covered front porch greets you as you approach the home. Open concept main floor with dark maple hardwood throughout. Stately fireplace in the Livingroom. Kitchen has a sit up island with room for 3-4 stools and lots of prep space for the aspiring chef. Main floor also has a half bath. Access to the large back deck and a good sized back yard. The second floor has 3 bedrooms. The primary has a nice 4 piece ensuite bath and room for a king bed. The other 2 bedrooms have lots of space for the growing family. The basement is unfinished and has potential for 2 more bedrooms, rec room space and is roughed in for a full bathroom. There is a parking pad that is perfect for the potential new double garage. Some photos have been virtually staged to demonstrate the potential use of space.