



GRASSROOTS
REALTY GROUP

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53 PRESTWICK Rise SE
Calgary, Alberta

MLS # A2255462



\$574,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Gas		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Venetian Blinds, A/C Wall Unit

WELCOME to this 2 Storey HOME that has 1857 Sq Ft of Developed space incl/OVERSIZED Insulated DOUBLE Garage, 4 Bedrooms, 3 1/2 Bathrooms (3 EN-SUITES), LARGE Deck + on a 4520 Sq Ft LOT in the Community of McKenzie Town! COZY Curb Appeal w/Trees, + Bushes incl/CHARMING FRONT PORCH that beckons you to enter. The foyer has Luxury Vinyl Plank, + a living room on the left w/NEUTRAL colour tones throughout and a WOOD-BURNING Fireplace, perfect for a COZY EVENING with family in the cold winter months. The Dining room has plenty of NATURAL LIGHT coming in from the windows, + room to gather around the table w/FAMILY, + FRIENDS making MEMORIES. There is a 2 pc bathroom tucked away. The 'Heart of the Home' is the Kitchen, which has Oak Cabinetry, Tiled Backsplash, SS Appliances incl/Gas Stove w/Hood Fan, a NEW Turbo Dishwasher, a Breakfast Bar for quick meals, + a Pantry. The Upper floor has a UNIQUE floor plan, perfect for Bunk Beds, Teenagers, or Roommates! LARGE Primary Bedroom incl/windows that flood the room with natural light, + a 2nd GOOD-SIZED Bedroom has a Walk-In Closet, and can accommodate two beds easily. BOTH bedrooms are equipped with 4pc Ensuite, w/NEW fixtures, + Soaker Tub to get away from the Hustle’n Bustle of the week. The FULLY DEVELOPED Basement has a flex space, plus 2 more good-sized bedrooms, and one 3 pc En-suite! A Laundry/Utility Room w/Water softener and storage/cold room completes the basement! UPGRADES have been added to the house! NEWER Asphalt Shingles (2020), Insulated Basement Ceiling, R60 in the Attic, New Thermostat, Over-sized Electrical Panel, Central Vac Rough-in, Newer H2O Tank, Heavy-duty front screen door, and commercial-grade carpet on the stairs. The MASSIVE Backyard has a Deck with a

Metal Pergola, making it PERFECT for LOUNGING or hosting Summer Get-togethers. You can enjoy fresh fruit all summer in your private garden that has mature Apple trees, raspberry bushes. Blueberry bushes. Strawberries, Gooseberries!! + an area for MORE Fruit or Vegetables in your raised GARDEN beds. With all perennial plants, your yard will be effortlessly LUSH every year! Both owners and pets will love the HUGE "X 10' dog run on the side of the house. This lot is HUGE, + it has so much POTENTIAL to be CREATIVE and add your personal touch! Discover the CHARM of McKenzie Towne, one of Calgary's most sought-after communities, where tree-lined streets, beautiful architecture, and a close-knit vibe create the perfect place to call home. Enjoy unmatched convenience with several schools, scenic parks, and major shopping destinations like South Trail Crossing just minutes away - all with quick, easy access to Deerfoot Trail for seamless commuting across the city. BOOK Your Showing NOW!