



GRASSROOTS
REALTY GROUP

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162 Prestwick Landing SE
Calgary, Alberta

MLS # A2256969



\$644,300

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,972 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Triple Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this exceptional detached 2-storey home offering over 2,800 sq. ft of developed living space and a hard-to-find TRIPLE GARAGE in the highly sought-after community of McKenzie Towne. A brand-new roof (2022) adds peace of mind, while the home's undeniable curb appeal greets you with mature tree-lined streets and a classic front veranda that invites you to relax and enjoy the neighborhood charm. This home features double front decks spanning the full width of the property: a spacious lower veranda (150 sq. ft.) perfect for morning coffee and a private upper balcony (120 sq. ft.) just off the primary suite. Inside, the main floor offers a bright and functional layout. The foyer leads to a flex room/office (easily converted into a main floor bedroom) and a second main floor bedroom or guest space. The open-concept kitchen, dining, and living area is flooded with natural light from the sunny south-facing windows. The cozy living room features a fireplace, while the kitchen includes a central island, ample counter space, and pantry storage. A 2-piece powder room completes the level. Upstairs, you'll find three generously sized bedrooms, including the primary retreat with a walk-in closet, private ensuite, and exclusive access to the oversized balcony. This level also offers a full bathroom and a dedicated laundry room. The mostly finished basement adds even more space, featuring a large rec room, 5th bedroom, utility/storage room, and plenty of potential for customization. Step outside to enjoy a sun-soaked south-facing backyard with a 200 sq. ft. back deck, perfect for summer entertaining. The oversized triple garage is a rare and valuable bonus, offering room for vehicles, storage, or a workshop. The potential for this home is undeniable. With its size, layout, and location, this property is ideal for buyers they are ready to

move or for investors looking for value. Prime Location: Close to schools, parks (Prestwick Fountain Park is just a 10-minute walk), playgrounds, walking paths, boutique shops, and all the amenities of 130th Avenue, with quick access to Deerfoot and Stoney Trail. Don't miss this rare chance to own a spacious walkout-style property with a triple garage in one of Calgary's most desirable communities!