



**GRASSROOTS**  
REALTY GROUP

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**345 Prestwick Terrace SE**  
**Calgary, Alberta**

**MLS # A2259066**



**\$624,990**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,733 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Street Lighting, Under		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Pantry, Soaking Tub, Walk-In Closet(s), Wired for Sound

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** Outdoor speakers (as is); TV mounts; overhead microwave; outdoor sprinkler smart controller; permanent Christmas lights and remote control for it; Nest thermostat (note that this older model will not support controlling through the Nest phone app after Oct 31); VacuFlo canister only, no attachments, Outside play structure if desired;

OPEN HOUSE Saturday Sept 27, 2:00-4:00 pm. Welcome to this spacious family home in the heart of Prestwick. This property begins before you even walk inside with a generous front porch. The foyer is grand enough to handle kids and pets as well as guests. Do you work from home? There is a wonderful flex room adjacent to the front entry with a huge window. This space is perfect for a home office, kid's playroom, or TV room. As you walk further into the home there is a half bath and a laundry room before you reach the wide open and bright living room, kitchen, and dining area. The windows in the great room were enlarged and upgraded to be opening and the space really benefits from the additional light. The fireplace with tile and wood surround is the feature of the living room. The space is easily big enough for 2 sofas or a large sectional and chairs. The kitchen has extra tall upper cabinets with solid wood doors and drawer fronts. The corner pantry offers lots of additional storage and the stainless steel appliance package looks great. The kitchen also has brand new countertops and a new faucet. The dining area easily seats 6 and patio doors lead seamlessly out to the rear deck. The large back yard wraps around the side of the house and the extra space of this corner lot provides huge opportunity for kids, dogs, and entertaining. Rounding out the fully fenced yard is the double car garage. Back inside we head upstairs. All the carpet in this home is brand new and the entire house has been freshly painted. The large primary bedroom features a walk-in closet and ensuite with huge soaker tub and separate shower. There is a generous vanity and a private water closet. The main bath serves the two additional bedrooms on this level. Down to the basement you will find an untouched space perfect for your future development. There are 2 egress

windows and lots of opportunity. In addition to the renovations there are some other great features in this house: central air conditioning, underground sprinklers, and permanent Christmas lights are extras that will definitely make your life easier and more comfortable. This wonderful home is ready for a new family to love it.