



**GRASSROOTS**  
REALTY GROUP

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**76 Prestwick Heights SE**  
**Calgary, Alberta**

**MLS # A2259568**



**\$559,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne         |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,341 sq.ft.           | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.06 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** Door Bell camera, Digital Thermostat, Digital pin pads, TV Wall mounts, Wall mounted shelves

Welcome to this beautifully maintained detached 2-storey home in the heart of McKenzie Towne. With 1,394 sq. ft. of thoughtfully designed living space, this home blends comfort, convenience, and community charm. The main floor offers an inviting open-concept layout filled with natural light. A spacious living room flows into the well-appointed kitchen, featuring ample cabinetry, a central island, and a bright dining area with direct access to the backyard making it perfect for family gatherings or entertaining. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three bedrooms, including a generous primary retreat with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and another full bathroom offer plenty of space for family, guests, or a home office. Recent new carpet adds a fresh, cozy touch. The full unfinished basement provides endless possibilities for future development. Outside, enjoy your private backyard oasis complete with a large deck, stone patio, and green space. The oversized heated double garage is a standout feature, offering both comfort in the winter months and extra storage with a loft space above. Situated just steps from schools, parks, playgrounds, and the shops and restaurants of McKenzie Towne's vibrant High Street, this home offers a perfect balance of lifestyle and location. Don't miss your chance to see this one today.