



GRASSROOTS
REALTY GROUP

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120 Prestwick Point SE
Calgary, Alberta

MLS # A2259823



\$629,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,734 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Oversized, Side By Side		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Level, Rectangular Lot, Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

(**CLICK on 3D ICON and MOVIE REEL ICON ABOVE FOR VIRTUAL TOURS**) IMMACULATE 2-STOREY FAMILY HOME in McKenzie Towne with 3+1 bedrooms, 3.5 baths and OVER 2,500 SQ.FT. OF LIVING SPACE including the PROFESSIONALLY DEVELOPED BASEMENT. The main floor features an open concept design with soaring 9 foot ceilings, spacious office/flex room, hardwood floors and a well appointed kitchen offering stained maple cabinetry, striking granite countertops, sleek subway tile backsplash, a stylish granite waterfall counter edge, along with stainless steel appliances. Upstairs the Master retreat features a walk-in closet and spa-like ensuite with a soaker tub and stand-up shower. This is complemented by two more bright bedrooms and a full bath. Recent upgrades include a brand-new roof on the house and garage, fresh paint throughout, and a PROFESSIONALLY FINISHED BASEMENT WITH A REC ROOM, BEDROOM AND 3-PIECE BATH with glass shower. Large windows, excellent finishing, and custom lighting make this lower level feel bright and airy. Spend summer/fall afternoons and evenings on the expansive back deck, perfect for BBQs and entertaining in the tastefully landscaped back yard....or start your day with a coffee in the morning sun on the refinished composite front porch. The oversized garage allows for a tool work space and plenty of extra storage as it conveniently backs onto a spacious paved alley. Located on a Quiet cul-de-sac, close to schools, parks, and shopping just steps from the charming High Street of Prestwick Village or the amenities of 130th avenue stores. Completely TURN KEY and move-in ready! You will not beat this value in South Calgary.