



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**83 Prestwick Bay SE**  
**Calgary, Alberta**

**MLS # A2260233**



**\$600,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	2005 (20 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, Cul-De-Sac, Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

This 2-storey home conveniently located in McKenzie Towne has much to offer your family, including a cul-de-sac location that is close to shopping and amenities. On entering this cozy home you'll be thrilled with the light filled living and dining area. The spacious kitchen has lots of cupboards and the sliding glass door to the back yard makes for easy entertaining and keeping an eye on the kiddos. Upstairs you'll find 3 good sized bedrooms, and the master has a sunny 4 piece ensuite and a spacious walk-in closet. The lower level is fully finished and offers a second living room, laundry room and storage area. The package is complete with a double detached garage. McKenzie Towne is a family oriented community and this home is only 2 blocks from an elementary school, a park and a playground, and one block to the north is the pathway system. The South Trail shopping center is an easy walk, including Safeway and Walmart. Don't miss out on this opportunity!