



GRASSROOTS
REALTY GROUP

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**268 Prestwick Acres Lane SE
Calgary, Alberta**

MLS # A2265161



\$389,999

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,177 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to this Charming 3-Bedroom Townhouse in Desirable McKenzie Towne! Nestled in the heart of McKenzie Towne, this beautifully maintained 3-bedroom, 1.5-bathroom townhouse offers the perfect blend of comfort, style, and convenience. The main level is bright and inviting, featuring an open-concept layout with abundant natural sunlight. The spacious living room flows seamlessly into the dining area and kitchen, which boasts pristine white cabinetry, modern tile backsplash, and laminate flooring throughout. A convenient 2-piece powder room is located just a few steps down. Upstairs, you'll find three generous bedrooms, including a primary suite with a large walk-in closet. There's also a cozy nook area—ideal for a desk, study space, or reading corner—and a spotless 4-piece main bathroom to complete the upper level. The lower level includes a laundry/utility room and provides access to the oversized single attached garage, complete with ample storage space and a built-in workbench. One of the highlights of this home is the private outdoor patio, perfect for relaxing, barbecuing, or enjoying the professionally landscaped surroundings. Pet owners will appreciate the green space and welcoming environment. Enjoy low-maintenance living in this well-managed complex with low condo fees. Located in a quiet and friendly community, you're just steps from schools, parks, shops, and restaurants—with easy access to Deerfoot Trail for quick commutes or weekend getaways. Don't miss your chance to own this fantastic home in one of Calgary's most sought-after neighbourhoods!