



GRASSROOTS
REALTY GROUP

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103 Prestwick Villas SE
Calgary, Alberta

MLS # A2267545



\$435,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Stall, Titled		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Refrigerator in the Basement		

This beautiful Former Showhome (Cardal Homes) is a corner lot townhouse, located in a prime location in McKenzie Towne. From the moment you arrive, you'll see the home's shiny and well cared for appearance. Step inside to find a bright interior with an open concept main floor layout, featuring a modern staircase and all the carpet removed. Just easy to clean wood and vinyl flooring throughout. The heart of the home is the kitchen, featuring modern stainless steel appliances, ready for your culinary creations. The upper level is your private sanctuary, with three great sized bedrooms. The primary suite is complete with a walk-in closet and a four piece ensuite. The finished basement is a fantastic bonus, offering a large family room ideal for movie nights, a home gym, or a play area. Enjoy the convenience of being just a short walk from schools, parks, and shopping at South Trail Crossing. This is McKenzie Towne living at its finest!