



**GRASSROOTS**  
REALTY GROUP

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## 40 Prestwick Manor SE Calgary, Alberta

**MLS # A2267801**



**\$868,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,997 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** French Door, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** Carriage Suite Appliances

Prestwick Estates — Beautiful 3-bedroom, 2  $\frac{1}{2}$  bath home with an oversized double garage and a legal one-bedroom carriage suite. Self contained, one bedroom, legal carriage suite recently rented for \$1,375/month (covers \$260,000+ in mortgage at today's rates). The main floor features 9-ft ceilings, a large kitchen with new granite countertops, stainless-steel appliances, a huge island perfect for entertaining, a spacious great room with gas fireplace, a front flex room, and a main floor den with French doors. Refinished hardwood floors on the main level add warmth throughout. Upstairs offers three bedrooms, a convenient laundry room, and two full baths, including a generous primary suite with double doors, walk-in closet, a 5-piece ensuite with soaker tub, a separate 4-ft shower, and dual sinks. The basement is ready for development with rough-in plumbing and two large windows. The self-contained one-bedroom legal carriage suite features vaulted ceilings, a galley kitchen, a 4-piece bath, and updated in-suite laundry. Recent updates in the main house include new granite counters, refinished hardwood floors, new carpet, fresh paint throughout, and new shingles ordered. The yard is nicely landscaped with a covered front porch, large south-facing rear deck and mature trees. Lots of parking with an oversized double garage and a double wide parking pad off the paved alley. Located on a quiet street in the desirable McKenzie Towne community, this home is just a short walk to schools, parks, High Street shops, and the community splash park.