



GRASSROOTS
REALTY GROUP

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208 Prestwick Manor SE
Calgary, Alberta

MLS # A2270541



\$689,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,820 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized, Paved		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sauna, Walk-In Closet(s)		
Inclusions:	Sauna		

OPEN HOUSE Saturday Nov. 22 and Sunday Nov. 23 1pm - 3pm Welcome to this warm and inviting, fully finished home in the heart of McKenzie Towne, where the lots are a little larger and offer extra privacy. From the moment you arrive, the warmth and personality of this home shine through. GEMSTONE lights and a welcoming front porch add an extra touch of charm to a property already bursting with character. Step inside to gleaming hardwood floors and an inviting open-concept main floor with an abundance of space. The cozy living room features a gas fireplace and built-in display shelving. The kitchen offers new appliances, granite countertops, and plenty of windows that flood the space with natural light. An eating nook overlooks the expansive and well-designed backyard—perfect for entertaining. Upstairs, you'll find three spacious bedrooms and an additional 4-piece bathroom for family convenience. The generously sized primary suite includes a walk-in closet and a spa-like ensuite. The fully finished basement is a true highlight, featuring an open-concept layout with a conveniently located bar area, charming play area, a craft nook, and an infrared sauna ready to be enjoyed. Another room on this level can be used as an office or bedroom, and the Murphy bed and 4 piece bathroom makes the space ideal for hosting guests comfortably. Additional upgrades include a newer air conditioner and furnace, making this home truly move-in ready. Sitting on a generous private lot, the property also features an oversized double detached garage plus extra space for trailer or toy parking. Come take a look—this home is absolutely move-in ready and full of charm from top to bottom.