



**GRASSROOTS**  
REALTY GROUP

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**19 Prestwick Green SE  
Calgary, Alberta**

**MLS # A2272541**

**\$585,000**



<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Central, Electric, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		
<b>Inclusions:</b>	Extra fridge in basement		

Welcome to McKenzie Towne! As you step inside, you're greeted by vaulted ceilings that elevate the bright, open floor plan. The kitchen features classic white cabinetry, a walk-in pantry, abundant natural light, and the option to dine at the breakfast bar, in the open dining area, or outdoors on the maintenance-free deck. The upper level includes two bedrooms and a spacious full bathroom with a double shower. The primary bedroom is generously sized, easily accommodating a king bed, and includes a walk-in closet. The third level offers a large family room, a third bedroom, and another full bathroom. Oversized windows fill the space with natural light, with deep window ledges perfect for plants, photos, or photos. The lowest level provides exceptional storage with an open layout, ample shelving, and a well-lit, full-length crawl space with convenient storage sliders. With two large egress windows already installed, this level is also primed for future development. Outside, you'll appreciate the large garage and the ideal location: a beautiful tot park right across the street, nearby churches, and three schools, plus quick access to Deerfoot Trail, 52 St., and Stoney Trail. Experience this quiet, peaceful, bright, and beautifully open home in Prestwick.