



**GRASSROOTS**  
REALTY GROUP

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**283 Prestwick Landing SE**  
**Calgary, Alberta**

**MLS # A2273679**



**\$600,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,695 sq.ft.  | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaping |               |                   |

|                    |                                      |
|--------------------|--------------------------------------|
| <b>Heating:</b>    | Forced Air                           |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum           |
| <b>Roof:</b>       | Asphalt                              |
| <b>Basement:</b>   | Full                                 |
| <b>Exterior:</b>   | Vinyl Siding                         |
| <b>Foundation:</b> | Poured Concrete                      |
| <b>Features:</b>   | Closet Organizers, Walk-In Closet(s) |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-G |
| <b>Utilities:</b> | -   |

**Inclusions:** None

Beautifully updated and fully developed 2-storey home located on a quiet cul-de-sac in The Landing. This inviting property features a charming front veranda and a bright open-concept main floor with wide-plank laminate flooring throughout. Just off the entry is a front office with French doors, leading to a spacious family room with a stone-surround gas fireplace. The kitchen is well-appointed with granite countertops, a large seating bar, stainless steel appliances, white cabinetry with pot drawers, and excellent natural light. The dining area offers direct access to the large back deck, paved patio, and private fenced yard ideal for outdoor living. The detached insulated double garage is gas-fitted for a future heater. The upper level includes a window seat on the landing, a generous primary bedroom with a 4-piece ensuite and walk-in closet, two additional bedrooms, a 4-piece bathroom, and convenient upper-level laundry. The fully developed lower level provides a substantial recreation/games area, flex room, 3-piece bath, and ample storage. Additional features include air conditioning, a water softener, a reverse osmosis system, and updated shingles. This move-in-ready home offers exceptional value and is located in a fantastic family-friendly community.