



**208 Prestwick Manor SE
Calgary, Alberta**

MLS # A2274499



\$729,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,820 sq.ft.	Age:	2006 (20 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, February 28 | 2:00–4:00 PM This home shows 10/10 Do not miss it. Welcome to this warm and inviting, fully finished home in the heart of McKenzie Towne—perfectly situated on a larger lot offering exceptional privacy. From the moment you arrive, this home’s personality shines through. Charming GEMSTONE lights, brand new shingles (2026), and a welcoming front porch create a memorable first impression. Step inside to gleaming hardwood floors and a bright, open-concept main level designed for comfort and connection. The cozy living room features a gas fireplace and custom built-in shelving, while the kitchen impresses with new appliances (2023), granite countertops, and abundant natural light. The sunny dining nook overlooks the expansive, thoughtfully landscaped backyard—an ideal setting for relaxing evenings or effortless entertaining. Upstairs, you’ll find three generous bedrooms and a well-appointed 4-piece bathroom. The spacious primary suite offers a walk-in closet and a spa-inspired ensuite—your own private retreat. The fully developed basement is truly a standout, offering a versatile open layout complete with a convenient bar area, a charming play zone, a dedicated craft nook, and a luxurious infrared sauna. An additional flexible room—perfect as a home office or guest bedroom—features a Murphy bed and is complemented by another 4-piece bathroom, creating a comfortable and private guest space. Recent upgrades include an air conditioner (2022) and furnace (2024), ensuring peace of mind and true move-in readiness. Outside, the large and private lot offers an oversized double detached garage plus extra parking—perfect for a trailer, recreational vehicles, or additional toys. Beautifully maintained, full of charm, and ready for its

next chapter—this is one you won’t want to miss.