



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

31 Prestwick Grove SE
Calgary, Alberta

MLS # A2275386



\$589,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,361 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: work bench and fridge in garage

Welcome to this exceptional family home, perfectly positioned on a quiet, tree-lined street in the vibrant, sought-after community of McKenzie Towne. With over 1,871 sq. ft. of fully renovated living space, this 3-bedroom, 3.5-bathroom home is truly move-in ready and designed for modern family living. From the moment you step inside, you'll feel the difference. The home is freshly painted throughout and showcases new luxury vinyl plank flooring on the main floor setting the stage for a bright, stylish interior. The inviting living room is anchored by a striking three-sided fireplace, creating the perfect space to unwind or gather with friends. The beautifully updated kitchen shines with maple cabinetry, a center island, newer stainless steel appliances, and generous storage, flowing effortlessly into the dining area—ideal for hosting memorable dinners and celebrations. A convenient 2-piece bath completes the main level. Upstairs, retreat to a spacious primary suite featuring a walk-in closet and private 4-piece ensuite, while two additional bedrooms and a full bathroom provide comfortable space for family or guests. New upgraded 60 oz carpet adds warmth and luxury to both the bedrooms and the professionally developed lower level. The fully finished basement expands your living space with a large family room, a 4-piece bathroom, and ample storage—perfect for movie nights, a home gym, or guest accommodations. Step outside and enjoy your own private oasis. The fully landscaped backyard features a brick patio and a completely rebuilt rear deck, creating the ultimate setting for summer BBQs, evening gatherings, and relaxing weekends. The home's curb appeal has been dramatically enhanced with a brand-new front porch and aluminum railings, new Hardie board window trim, new windows on the main and upper levels, new front and

rear doors, new gutters, and newer shingles. The oversized 22' x 24' garage is a standout feature—ideal for vehicles, hobbies, and extra storage. What truly sets this home apart is the lifestyle of McKenzie Towne. This community is beloved for its charming streetscapes, abundant parks, playgrounds, scenic walking paths, and strong sense of community. Enjoy the convenience of nearby schools, shopping, restaurants, cafés, fitness facilities, and transit, along with quick access to Stoney Trail, Deerfoot Trail, and major commuting routes. Whether you're walking the kids to school, meeting friends for coffee, or heading out for the weekend, everything you need is right at your doorstep. Stylish, extensively upgraded, and perfectly located—this is the kind of home that rarely comes available!