



**GRASSROOTS**  
REALTY GROUP

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

## 1 Prestwick Mount SE Calgary, Alberta

**MLS # A2276894**



# \$559,000

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** refrigerator, electric stove, microwave hood fan, washer, dryer

EXCELLENT VALUE. Welcome to this lovely, beautifully maintained corner lot bungalow in the beautiful community of Mackenzie Town. Nicely updated, this 2 bdrm 1.5 bath home has wood flooring, vaulted ceilings, a detached dbl garage, nice deck and gazebo and an ILLEGAL 2 BEDROOM SUITE DOWNSTAIRS WITH SEPARATE ENTRANCE. Walking in there is an entrance way with a coat closet, then into the open floor plan with a good-sized kitchen with plenty of cabinet and counter space, a breakfast bar and a pantry. Wardwood flooring throughout the kitchen, dining and living room. The room is vaulted, with huge oversized high windows allowing an abundance of natural light in. The living room will fit your big furniture for your family. There's laundry on this floor, a 4-piece ensuite for the primary bedroom, another bdrm and a mudroom to complete the main floor. Downstairs is an illegal 2-bdrm basement suite with its own entrance. The family room is very spacious with a cozy gas fireplace for cool nights. Bright white cabinetry in the kitchen. then 2 bdrms with large, up-to-code windows, a 4-piece bathroom, and separate laundry. Enjoy BBQing and relaxing on your own patio with a private fenced yard. Dbl detached garage in the back for parking and storage. New roof in 2021. new Hot water tank in 2023. All of this in the truly coveted neighbourhood of Mackenzie Town. There are few communities in Calgary that compare to this neighbourhood, with its hundreds of shops and restaurants. Recreation, schools, close to Deerfoot and Stoney. You'll love the lifestyle. Don't miss this opportunity.