



GRASSROOTS
REALTY GROUP

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176 Prestwick Heights SE
Calgary, Alberta

MLS # A2277689



\$560,000

| | | | |
|------------------|--------------------------------------|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,305 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Pie Shaped Lot | | |

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|--------------------|-------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Breakfast Bar, Open Floorplan |

| | |
|-------------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-G |
| Utilities: | - |

Inclusions: N/A

In the heart of McKenzie Towne, this lovingly maintained home offers warmth, intention, and space to grow into your next chapter. With 1,305 sq ft above grade, the layout is both functional and inviting, featuring three bedrooms upstairs, including a peaceful primary retreat with its own ensuite, plus an additional full bathroom for family and guests. Rich dark hardwood flooring and soft grey walls anchor the main floor, creating a cozy, homey atmosphere that feels calm and welcoming throughout. Natural light moves easily through the space, highlighting how thoughtfully this home has been cared for over the years. The unfinished basement is ready for your vision, an open canvas for a future family room, studio, gym, bedroom or whatever suits your lifestyle next. Out back, the oversized pie-shaped lot offers rare space and privacy. Two beautiful fruit trees, a pear and an apple, known for producing the most delicious fruit each year, add charm and meaning to the yard, while the two-tier deck invites long summer evenings, quiet mornings, and gatherings that naturally bring people together. With a double detached garage and a northeast-facing orientation, the outdoor space is both practical and peaceful. This is a home that has been lived in with care and intention, ready to welcome its next owners and the life they'll build here. McKenzie Towne is a vibrant, well-cared-for community known for its strong homeowners association, thoughtfully maintained green spaces, and family-friendly amenities, including a popular splash park that's a summertime favourite for kids. It's a neighbourhood that truly feels looked after, making it an easy place to put down roots.