



GRASSROOTS
REALTY GROUP

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

**271 Prestwick Acres Lane SE
Calgary, Alberta**

MLS # A2278663



\$419,700

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,353 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

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

Water:	-
Sewer:	-
Condo Fee:	\$ 400
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: n/a

Welcome home! This townhome features double garage | fenced yard | backing walking path | 3 beds / 1.5 bath + upper loft and more! All located in the SE Calgary community of McKenzie Towne - with a plethora of amenities nearby, offering charming streets, parks, pathways, schools, and convenient access to shopping, dining, transit, and major routes—combining small-town character with urban convenience. Step inside to find yourself in a sun lit interior with large windows across the front and back of the main floor living area. The main floor connects the living, dining and kitchen seamlessly creating a great place for entertainment. The kitchen features: white cabinets, island with eating bar for stools, SS appliances including a GAS STOVE, sink overlooking the backyard space (walking path behind home), and plenty of cabinet space - all where you can craft your favourite home cooked meals. Best of all, the main floor has gleaming hardwood floors to elevate the feel, along with an added electric fireplace and features. A half bath to completes the main level. The upper level checks a lot of boxes with 3 bedrooms, and a bonus loft area perfect for small office. The primary room is a great size with walk in closet and also offers the views of the walking path behind home. To complete upper level is an updated full bath with tiled bath/shower combo. The lower level offers storage space, mud room, and access to your double garage! With so much to offer in such a great location this makes a great place to live/invest. Book your viewing today before its gone.