



GRASSROOTS
REALTY GROUP

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224 Prestwick Avenue SE
Calgary, Alberta

MLS # A2279824



\$525,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

Heating:	Forced Air	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:	High Ceilings, Kitchen Island, Storage, Vinyl Windows		

Inclusions: none

((Open House cancelled))Welcome to 224 Prestwick Ave SE, a beautifully maintained and thoughtfully designed family home in one of Calgary's most desirable southeast communities. This exceptional property offers 4 bedrooms and 2.5 bathrooms, providing abundant space for family living and entertaining. Step inside to a bright open-concept main floor that features rare vaulted ceilings and skylights, bringing in natural light and creating an open, welcoming atmosphere. The gas fireplace is nice touch that will warm the space quickly on those cool winter days. Gleaming (maple hardwood) floors flow throughout the primary living spaces, connecting the living room, dining area, and kitchen — ideal for entertaining friends and family. Upstairs the Master bedroom has both a walk-in closet and updated ensuite 4 piece bath (rare option in this segment). There are two more ample bedrooms and another 4 piece bath for the kids. The fully developed basement offers additional flexible living space, perfect for a secondary family room, play area, home office, or media room extending the functionality of this home. Enjoy Alberta summers on the large rear deck, perfect for barbecues and entertaining. There's also room for a future double garage. Located in the highly sought-after Prestwick community of McKenzie Towne, you're surrounded by beautiful parks, playgrounds, pathways, and green space — all within easy reach. Families will appreciate the proximity to local schools. With nearby shopping, dining, transit access, and quick connections to major routes, this location offers both lifestyle and convenience for growing families. Don't miss your chance to own this exceptional home in a vibrant, family-friendly community. Book your private showing today!

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