



**GRASSROOTS**  
REALTY GROUP

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

**345 Prestwick Terrace SE**  
**Calgary, Alberta**

**MLS # A2280511**



**\$599,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,733 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Street Lighting, Under		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<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, Pantry, Soaking Tub, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Outdoor speakers (as is), TV Mounts, doorbell camera, outdoor sprinkler smart controller, permanent Christmas lights and remote control, Nest thermostat (note that this is an older model the Nest phone app no longer works with), outside play structure. Please note that blinds are included in as-is condition.

Presented by the original owners, this lovely home has been updated for a new family. New carpet, paint, and countertops are sure to impress. This home sits on a generous corner lot and features a large front porch. The home's layout really takes everyone's needs into account. There is a generous front foyer and a flex room at the front of the house that is perfect for a home office, TV room, or playroom. There is some good separation of the main floor, and the rear of the home opens up to a very spacious great room with living area, kitchen, and dining area which leads straight out to the deck for easy indoor/outdoor connection. Some of the upgrades include extra tall kitchen uppers, new kitchen counters and faucet, enlarged opening windows, and a gas fireplace. Completing the main floor are a half bath and a dedicated laundry room. The second floor features a primary suite at the front of the house with a walk-in closet and an ensuite bath with WC, large soaker tub, and separate shower as well as a vanity with plenty of counter space and a large window for natural light. The second floor also contains 2 more bedrooms and a main bath. The basement is unspoiled. It has 2 windows and a rough in for a future bathroom. Outside the back yard wraps around the side of the house for a truly big yard space. The back yard is fenced, has a great deck and kid's play structure, and is completed with a double detached garage. A few other extras include central air conditioning, underground sprinklers, and permanent Christmas lights.