



**39 Prestwick Heath SE  
Calgary, Alberta**

**MLS # A2281991**



**\$685,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Lawn, Level, No Neig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<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>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water		
<b>Inclusions:</b>	Garage heater, fire pit, storage shed, satellite TV dish, security system (no contract).		

\*OH | Saturday & Sunday | Feb 7&8 | 2-4:30pm\* Immaculate renovated family home sitting on a huge pie lot is located in the heart of charming McKenzie Towne. Featuring a bright and spacious layout with 4 bedrooms, 3.5 bathrooms, and 2149 square feet of comfortable living space designed for everyday family life. The thoughtfully laid out main floor features a welcoming living room with cozy fireplace, spacious dining area, well-appointed kitchen with new cabinets and appliances, powder room, and laundry. Upstairs, the primary bedroom provides a peaceful retreat with a walk-through closet leading to an ensuite complete with a relaxing soaker tub. Upper level offers two additional bedrooms and a full bathroom. The fully developed lower level adds a generous recreation room, flex space, a full bathroom, and an additional bedroom ideal for guests, teens, or a home office. The sunny backyard is a standout, offering endless possibilities for outdoor fun with room for play, a trampoline, or a backyard hockey rink, along with a spacious new two-level deck perfect for dining and relaxing with friends. A detached heated oversized two-car garage (zoned for carriage home addition), storage shed, and fenced RV parking offer ample space for all your vehicles and gear. Surrounded by excellent schools, parks, shops, and amenities, and located close to the new South Campus Hospital, with quick access to major roadways. This home is a must-see; book now to see the outstanding lifestyle and start making new memories in this well-loved home and community.