



GRASSROOTS
REALTY GROUP

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39 Prestwick Heath SE
Calgary, Alberta

MLS # A2281991



\$685,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water		

Inclusions: 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-love home and community.