



**40 Prestwick Manor SE
Calgary, Alberta**

MLS # A2282138



\$849,900

Division: McKenzie Towne

Type: Residential/House

Style: 2 Storey

Size: 1,997 sq.ft. **Age:** 2005 (21 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.01 Acre

Lot Feat: Back Lane, Back Yard, Pie Shaped Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: DC (pre 1P2007)

Foundation: Poured Concrete

Utilities: -

Features: French Door, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Microwave Hood included in Carriage Suite

Prestwick Estates – Beautiful 3 bedroom, 2 1/2 bath home with an oversized double garage and a self-contained legal one-bedroom carriage suite. The one bedroom legal carriage suite is a great mortgage helper, recently rented for \$1375/month which covers \$260,000+ in mortgage payments at today's rates. Lots of recent upgrades throughout: Brand new 50-year shingles on house and garage, new interior paint, carpets, lighting, granite counters, refinished hardwood floors etc. The main floor features 9-ft ceilings, a large kitchen with new granite countertops, stainless-steel appliances, a huge island perfect for entertaining, a spacious great room with gas fireplace, a front flex room, and a main floor den with French doors. Upstairs offers three bedrooms, a convenient laundry room, and two full baths, including a generous primary suite with double doors, walk-in closet, a 5-piece ensuite with soaker tub, a separate 4-ft shower, and dual sinks. The basement is ready for development with rough-in plumbing and two large windows. The self-contained one-bedroom legal carriage suite features vaulted ceilings, a galley kitchen, a 4-piece bath, and updated in-suite laundry and recent interior paint. The yard is nicely landscaped with a covered front porch, large south-facing rear deck and mature trees. Lots of parking with an oversized double garage and a double wide parking pad off the paved alley. Located on a quiet street in the desirable McKenzie Towne community, this home is just a short walk to schools, parks, High Street shops, and the community splash park.