



**17 Prestwick Pond Terrace SE
Calgary, Alberta**

MLS # A2290569



\$495,000

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,168 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 553
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

This beautiful bungalow villa is located in Caledonia on the Waterfront in McKenzie Towne, where these homes are highly sought after for their maintenance-free lifestyle and double attached garage. This bright and inviting home features 10-foot ceilings and a dramatic wrap-around bay window that fills the living room with natural light and creates a warm, welcoming space. The open kitchen offers quartz countertops, a gas range, stainless steel appliances, and ample cabinetry, flowing seamlessly into the dining and living areas. The main floor includes a spacious primary bedroom with walk-in closet and private ensuite, a second bedroom perfect for guests or a home office, and the convenience of main floor laundry, allowing for comfortable single-level living. The fully developed basement provides excellent additional space with a large family room featuring a cozy gas fireplace, a generous bedroom with walk-in closet, and a full bathroom, making it ideal for visitors or extended family. Additional features include central air conditioning, a double attached garage, and a gas BBQ hookup for convenient outdoor grilling. Ideally located close to walking paths, ponds, shops, and everyday amenities in the heart of McKenzie Towne. A wonderful opportunity to enjoy comfortable, low-maintenance villa living in one of Calgary's most charming communities.