



**340 Prestwick Terrace SE  
Calgary, Alberta**

**MLS # A2290727**



**\$650,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,716 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, No Nei		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<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, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sauna, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Storage Shed		

**\*\*COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY MARCH 28TH FROM 12-4PM\*\*** Welcome to this spacious and well-maintained family home in the heart of McKenzie Towne, perfectly positioned on a large pie-shaped lot with no neighbours behind, that offers exceptional outdoor space and privacy. With thoughtful design, generous living areas, and fantastic outdoor amenities, this property is ideal for families seeking comfort, functionality, and a vibrant community setting. The main level welcomes you with a versatile front den featuring built-in shelving, perfect for a home office, study, or reading space. A convenient 2-piece bathroom and main floor laundry room add everyday practicality. The inviting living room is anchored by a cozy gas fireplace, creating a warm atmosphere for relaxing evenings. Adjacent to the living room, the spacious dining area is ideal for family meals and entertaining guests. The functional kitchen is designed for both convenience and style, offering a centre island with breakfast bar seating, a corner pantry, and ample cabinetry, with fresh paint in the kitchen adding a refreshed and modern touch. Central air conditioning ensures the home stays cool and comfortable during the warm summer months. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary retreat featuring a walk-in closet and a 4-piece ensuite complete with a relaxing jacuzzi tub. Two additional bedrooms and a well-appointed 4-piece main bathroom provide plenty of space for family members or guests. New vinyl plank on the stairs adds a fresh update to the home's upper level. The fully finished basement expands the living space with a large family room with built-ins, perfect for movie nights or casual gatherings, along with a spacious entertainment area. This level also includes a fourth bedroom, a

built-in sauna for ultimate relaxation, abundant storage throughout, and a roughed-in bathroom ready for future development. Step outside to enjoy the incredible outdoor setting. The low-maintenance landscaping complements a stunning tiered wrap-around deck, creating multiple spaces for lounging, dining, and entertaining. The backyard also features a pergola, garden area, and storage shed, making it an ideal retreat for those who love spending time outdoors. Completing the property is a detached double garage, providing secure parking and additional storage. Located close to shopping centres, parks, playgrounds, schools, and scenic pathways, this home offers easy access to all the amenities that make McKenzie Towne such a sought-after community. Move-in ready and full of thoughtful features, this property delivers the perfect combination of space, comfort, and lifestyle.