



**22 Prestwick Acres Lane SE  
Calgary, Alberta**

**MLS # A2293565**



**\$399,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,199 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** nest thermostat, combo CO2/smoke detectors,

REALTORS: please see memembr comments !!Welcome Home! This sparkly clean townhome features a double garage, fully fenced sunny south yard and hardwood floors! The main floor is bright with large windows across the front and back of the open concept living area. The kitchen features abundant cabinetry, an island with eating bar for stools and a clear view of the entire backyard. Great for keeping an eye on pets or a peaceful coffee in the morning sun. By the way, the maintenance of this area is included in your condo fee so all you have to do is enjoy. This home, with its perfect blend of comfort, style and convenience, rises up to meet you with tasteful color palette and thoughtful design. It's not just your next home, it's a cut above the others... you can feel it as soon as you step inside. The upper level boasts 3 bedrooms, and a versatile bonus loft area perfect for small den, computer nook, home library or a music studio. The primary bedroom is a great size with walk in closet and also offers a full view of the private yard. It's south exposure ensures maximum light for the morning people while the other two bedrooms face north and offer more relaxed lighting, perfect for a person who works shifts. Completing the upper level is a full bath with bath/shower combo. The lower level offers laundry room, storage space, mud room, and access to your double garage. The garage is plenty large enough for extra storage for bicycles, sports equipment or motorcycles! Pride of ownership, well maintained and treasured by the current owner, it is offered for sale to the next person who wants and deserves that little bit of "oasis" in a quiet and friendly community. This well managed complex is located in Mckenzie Towne, very walkable distance to amenities, charming streets, parks, pathways, schools, gyms and convenient access to shopping, dining, transit, and major

routes&mdash;combining small-town character with urban convenience. Realtors, please see private remarks.