



**37 Prestwick Rise SE
Calgary, Alberta**

MLS # A2295393



\$525,800

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,339 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Native		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, French Door, Quartz Counters		

Inclusions: Shed,

**** OPEN HOUSES ... CANCELLED. On one of the most neighbourly streets of McKenzie Towne, this lovely home is nestled in along a MATURE TREE-LINED STREET. A STAMPED CONCRETE WALKWAY leads you to the inviting FRONT PORCH creating a warm and welcoming entrance as well as a place to enjoy a quiet morning coffee or charming repast as the street awakens. This 1,339 square foot two-storey, features an OPEN PLAN main floor that is an inviting gathering place for countless coffee visits and neighbourhood play afternoons. HARDWOOD FLOORS run throughout the main living area, providing a timeless appeal. The THREE SIDED FIREPLACE adds to the welcoming ambiance, making the space cozy and inviting no matter the season. All windows are fitted with SHUTTERS, allowing for easy manipulation of natural sunlight or privacy, as desired. The spacious, functional kitchen boasts QUARTZ COUNTERTOPS and STAINLESS STEEL appliances, including a newer GAS RANGE (2021). The ISLAND provides a BREAKFAST COUNTER and a DUAL "NUGRANITE" SINK paired with PEARL SINK FAUCET (2021) that delivers convenience and style for any discerning chef. The LARGE DINING AREA is designed to encourage family and friends participation in shared meals and lively "Tell us all about your day" conversations. FRENCH DOORS from the kitchen open directly onto the WEST FACING BACKYARD OASIS for a visible connection with the kids, while they engage in their outdoor activities. The backyard is a true sanctuary, featuring an APPLE TREE, RASPBERRIES, RHUBARB, and VALIANT BLUE/PURPLE GRAPE VINES—which yielded six jars of jelly last year. A private, 17' x 17' x 7' GRADE DECK with built-in PERIMETER LIGHTING is bordered by lined trees

on each side, creating an ideal spot for PRIVATE SUMMER BARBEQUES or a relaxing outdoors evening. When summer temperatures rise, stay comfortable with AIR CONDITIONING (replaced in 2023) and west-side WINDOW AWNINGS. A PAVED BACK LANE leads to the property's 2 car PARKING. Upstairs, the primary bedroom features a large WALK-IN CLOSET and a FOUR-PIECE ENSUITE. Two additional good-sized, tastefully decorated, bedrooms and a MAIN FOUR PIECE BATHROOM that completes the upper level. This GEM of a home is just a few minutes' walk from the COMMUNITY WATER PARK and local SCHOOLS, making it an ideal choice for families. The basement is ready for your inspiration and requirements. Don't miss your chance to see this beautiful FAMILY HOME— Why not take a moment to LINK INTO THE VIRTUAL TOUR ON THIS PROPERTY. Contact your favourite Realtor to book a private viewing today.