



**87 Prestwick Close SE  
Calgary, Alberta**

**MLS # A2299247**



**\$599,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,707 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached, Insulated, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Backing onto green space in the vibrant community of McKenzie Towne, this exceptionally maintained home blends thoughtful upgrades, central air conditioning and an oversized insulated double detached garage to support both everyday comfort and long-term value. Arrive through the expansive front porch where quiet morning coffees and evening sunsets become part of daily living. Step inside to an open-to-above entry that immediately enhances the sense of space and light while setting a welcoming first impression. Hardwood flooring carries through the main level as natural light moves freely across the open layout. Gather around the gas fireplace framed by built-ins, creating a warm focal point for relaxing evenings and meaningful connection. Entertain with ease in the dining area where designer lighting draws attention upward and surrounding windows capture peaceful backyard views. Effortlessly prepare meals in the timeless kitchen designed for both function and flow, complete with stainless steel appliances, extensive cabinetry, generous counter space, a pantry for added storage and a raised breakfast bar that encourages casual conversation. Stay productive within the built-in desk area that keeps work or homework conveniently tucked into the main floor. The dedicated mudroom keeps daily essentials out of sight while providing direct access to the backyard. Retreat upstairs to a spacious primary sanctuary where large windows invite natural light while a walk-in closet and a flexible sitting area create space for reading, yoga or quiet moments at the end of the day. Indulge in the private ensuite featuring a deep soaker tub that promotes relaxation alongside an oversized shower that streamlines busy mornings. Two additional bedrooms accommodate family, guests or evolving lifestyle needs while a full bathroom with updated lighting completes the

upper level. Continue downstairs to a fully finished basement that expands living options through a generous open recreation space easily arranged into zones for media, play, fitness or hobbies. Appreciate the added convenience of a lower powder room paired with stylish wallpaper that adds personality. Enjoy outdoor living on the pergola-covered deck that sets the stage for summer barbecues and evening unwinding while a second pergola patio extends gathering space into the yard. Take advantage of the fenced backyard with ample room for children and pets to play, all enhanced by direct access to the adjacent green space for added openness. Walk to nearby schools, parks, playgrounds and pathways while enjoying quick access to transit and the shops, groceries and restaurants along High Street, with even more amenities available just minutes away on 130th Avenue.