



**244 Prestwick Estate Way SE
Calgary, Alberta**

MLS # A2149749



\$674,900

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|------------------|------------------------|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,462 sq.ft. | Age: | 2005 (19 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Lawn | | |

| | | | |
|--------------------|-------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Shingle Siding, Stone, Vinyl Siding, Wood Frame | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Double Vanity, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage | | |

Inclusions: Pool Table, Pool Table Accessories, Speakers, Basement Fridge, Outdoor Playhouse, Storage Shed, Gazebo, Basement TV, Basement TV Cabinet,

OPEN HOUSE - Sunday, July 28 from 2:00-4:30 Welcome to this charming single-story bungalow located in the prestigious Prestwick Village in McKenzie Towne, renowned for its family-friendly atmosphere and convenient amenities such as shopping centers, parks, and playgrounds. Prestwick pond is a nearby neighbourhood feature you will be sure to enjoy. As you step inside this Cedarglen Craftsman style bungalow home, a cozy flex room / den or bedroom greets you to the left, offering comfort and versatility. To the right, a hallway leads past a convenient laundry room with new appliances, and a full bathroom, leading to another well-appointed bedroom. Beyond the entryway, the home unfolds into an inviting open floorplan featuring an illuminated kitchen area highlighted by a unique skylight. This kitchen boasts modern appliances, ample storage, and a seamless flow into a spacious dining area, perfect for hosting gatherings of all sizes. Adjacent, the living area beckons with a warm fireplace and a centrally located TV, creating a cozy ambiance for relaxation and entertainment. The primary bedroom on this level is complemented by a luxurious five-piece ensuite complete with a double vanity and an indulgent soaker tub, providing a private sanctuary within the home. Downstairs, the basement level offers additional space for recreation and leisure, featuring a comfortable TV area with built-in speakers and a cabinet. An included pool table provides entertainment for family and friends, ensuring endless hours of enjoyment. Continuing through the basement, you'll discover two more bedrooms, an extra full bathroom for added convenience, and an office space with included bookcases, ideal for working from home or quiet study sessions. Outside, the front yard welcomes you with a charming front veranda, perfect for enjoying morning coffee or greeting

neighbors. The expansive backyard boasts a large deck with multiple zones for dining and lounging, overlooking a lawn ideal for play and relaxation. A double-detached garage offers ample storage space for vehicles and outdoor equipment, while a quaint playhouse and storage shed enhance the property's appeal and functionality. With a recent roof replacement, air conditioning for comfort, and plenty of flexible living space, this home will provide you with peace of mind and a comfortable lifestyle. Placed centrally in Prestwick, you are close to neighbourhood amenities, schools, splash park, shoppes and easy access to commuting. Dont wait long on this wonderful bungalow home in McKenzie Towne!