



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

MLS # A2154271



\$764,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Lawn, Low		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, Microwave Hoodfan, Electric Stove, Dishwasher, Dryer, Garage Door Opener (1), Blinds, Humidifier, Firepit, All Lighting & Ceiling fans as shown in Listing Photos, Medicine Cabinet in Kids Bathroom, Mail Box (2)

With abundant amenities & Victorian, Craftsman & Georgian architecture, it's no surprise that the Urban Land Institute named M.Towne the TOP 26 Master Planned community in the WORLD. Located on a large CORNER LOT, you'll find 174 Prestwick Estate Way SE. This home has Victorian architecture & a wrap-around front porch - imagine sitting here, sipping on your morning coffee. Inside, you'll find ONE OF THE WIDEST, MOST EXPANSIVE FLOOR PLANS YOU'LL SEE IN THIS AREA of the community. Just off your front door, you'll find 2 rooms. One room is meant to be a Formal Dining Room w/ French Doors while the other room could be used as a home office, as a playroom; or a makeshift bedroom for an elderly guest - or both rooms could be offices, if 2 people work from home, you'll be so grateful for these 2 rooms! A few steps ahead you'll find the HEART OF THE HOME, the kitchen, overlooking your OPEN-CONCEPT living-dining room space & views of your backyard. The original floorplan was smaller but my Sellers are ORIGINAL OWNERS & felt that a mudroom is often overlooked so, given the size of the lot, they chose to extend the house w/ the builder, CEDARGLEN, giving you an EXTRA LARGE DINING ROOM w/ separation from your guest bath & providing an enlarged mudroom - rare for M.Towne. The kitchen features SS appliances & wooden cabinetry that could be kept or tweaked to your style. With a corner pantry, wine compartment, plenty of drawers + a LARGE ISLAND. Your living room is centred around your STONE GAS FIREPLACE. This home has been freshly painted (July 2024) on the first 2 floors, allowing you to MOVE IN & START DECORATING. Being a CORNER SW-FACING LOT, your home has EXTRA WINDOWS & BLINDS THROUGHOUT. Heading outside,

you'll find an OVERSIZED DECK, a MASSIVE BACKYARD, a platform for a hot tub & you have an OVERSIZED DOUBLE DETACHED GARAGE w/ a bump out for a dedicated workshop. This backyard has ALLEY ACCESS, so if parking an RV on your property is important to you, this could be done w/ tweaks to your fence & your side yard has access to your front porch. Upstairs, you'll find an ideal floor plan - the kids' bedrooms are separated by your UPSTAIRS LAUNDRY ROOM & these rooms are BIG w/ ample closets & windows that overlook your quiet street. A big hallway, the kid's bathroom, a linen closet & enter into your Primary Bedroom, big enough to fit a king bed + multiple furniture pieces w/ a private WALK-IN CLOSET & 4-piece ensuite. 90% developed the basement has a fireplace, space for movies w/ SURROUND SOUND ROUGH-IN & a rec area for whatever your family needs. You a 4TH BEDROOM & everything for your 3RD BATHROOM is available, it's just a matter of finishing it to complete your basement. Your furnace room is BIG w/potential to add an extra set of washers/dryers or to add a separate entrance & develop this basement into a legal suite, subject to approval and permitting by the City of Calgary. M.Towne has a splash park, playgrounds, Churches, High Street & 130th nearby! Please WATCH VIDEO!