



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**117 Prestwick Avenue SE**  
**Calgary, Alberta**

**MLS # A2203299**



**\$575,000**

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne               |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | 2 Storey                     |               |                   |
| <b>Size:</b>     | 1,312 sq.ft.                 | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 4                            | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached       |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Garden |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Central, High Efficiency  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows |                   |     |

**Inclusions:** Shed, Gazebo (if desired)

Welcome to this fantastic family home nestled in the sought-after Prestwick area of McKenzie Towne! Offering a perfect blend of comfort, style, and functionality, this home features 4 bedrooms, 3.5 bathrooms, a double detached garage, and a sunny south-facing backyard—all at an incredible price. Step onto the inviting front porch, surrounded by beautiful gardens ready to bloom in the spring. Inside, you're welcomed by a bright and spacious living room with a cozy gas fireplace. The main floor boasts a central formal dining area, a well-kept kitchen with some newer appliances, an eat-up bar, and a pantry, plus a convenient 2-piece bathroom. Throughout the main level, stunning hardwood floors add warmth and character. Upstairs, the sun-filled primary bedroom offers a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom complete the upper level. The separate back entry provides access to both the main floor and the mostly developed basement, offering exciting potential. Downstairs, you'll find a finished 4th bedroom (non-egress), a 3-piece bathroom, laundry and a partially completed recreation space awaiting your personal touch. Enjoy the south-facing backyard, perfect for gardening and outdoor relaxation, with a double detached garage for added convenience. Located just minutes from St. Albert the Great Elementary, Prestwick Spray Park, shopping, dining, and easy access to Deerfoot Trail, this home truly has it all. Don't miss your chance to own this incredible home in a prime location—schedule your showing today!