



GRASSROOTS
REALTY GROUP

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42 Prestwick Way SE
Calgary, Alberta

MLS # A2207513



\$565,000

| | | | |
|------------------|-----------------------------|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,354 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle, See Remarks | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

****Welcome to 42 Prestwick Way SE****—a charming 3-bedroom, 2.5-bathroom home with a double detached garage, nestled in the heart of McKenzie Towne! This inviting home features a bright, open-concept main floor with a spacious living room, a modern kitchen equipped with updated appliances, and a dining area ideal for family meals or entertaining guests. Upstairs, you'll find a generous primary suite with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom. The fully developed basement includes a fourth bedroom and a 3-piece bathroom—perfect for guests, a home office, or extra living space. Step outside to a beautifully landscaped backyard, complete with a deck that's perfect for summer BBQs and outdoor relaxation. The double detached garage is fully insulated and drywalled. Conveniently located, this home is just a short walk to McKenzie Towne Hall, where you'll enjoy a variety of community programs and events. High Street is only six minutes away, offering shopping, dining, and entertainment, while South Trail Crossing—with major retailers like Walmart and Canadian Tire—is just a three-minute drive. Commuting is easy with nearby public transit and a convenient "park and ride" facility. ****Bonus****: The roof on both the home and garage were replaced in October 2022. 42 Prestwick Way SE combines comfort, style, and location—making it the perfect place to call home!