



GRASSROOTS
REALTY GROUP

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

356 Prestwick Heights SE
Calgary, Alberta

MLS # A2212499



\$599,999

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating: Boiler, In Floor, Fireplace(s), Forced Air

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Television and wall mount in garage, wall mount in living room, small television and wall mount in primary bedroom, All drapes and rods.

OPEN HOUSE SUNDAY APRIL 20 2:00 - 4:00 PM. Welcome to 356 Prestwick Heights SE! Full of character and charm, this meticulously maintained fully developed 4 bedroom, 2.5 bath home offers over 2100 sq ft of developed living space, is tucked away on a quiet street, and comes with a dream garage that is truly one of a kind! As you enter you immediately notice the care this home has received over the years. Tile leads you throughout the main level complete with a large bright front dining room that can double as an office or front sitting room and into the kitchen that includes an eat-up bar, pantry, and breakfast nook. Adjacent to the kitchen you will find a cozy living room with vaulted ceilings, a gas fireplace, and oversized south-facing windows that provide an abundance of natural light. Vinyl plank stairs lead you to the upper level where it continues into all three bedrooms including a large primary bedroom with a walk-in closet. Finishing out the upper level is a bright 4 piece main bath with a skylight, soaker tub, and a separate shower. The fully developed lower level has vinyl plank flooring with a 4th bedroom, a large rec room, and a 3-piece bath with in-floor heat! Never run out of hot water with the recently installed hot water on-demand system! Head outside to your backyard oasis with a stamped concrete patio, low-maintenance artificial grass, a bbq gas line, and a massive dream garage that is made for working/entertaining. Complete with an overhead door with a bar area that opens into the backyard, epoxy floors, a boiler with in-floor radiant heat, 220 power, pot lights, is fully finished with tongue and groove pine, and has an 8' overhead door for any large vehicles! Close to amenities, schools, parks, and pathways, book your showing today to see all of the wonderful things this home

and Mckenzie Towne have to offer!