

40 Prestwick Heights SE

Calgary, Alberta

MLS # A2223711



\$560,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,120 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Tile, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Unfinished		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: R-G
Foundation:	Poured Concrete		Utilities: -
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage		
Inclusions:	Nest Thermostat and Doorbell Camera		

Perfect for gardeners and pet lovers! This pie lot with a large, sunny west-facing back yard is situated on a quiet street in the family friendly community of Mackenzie Towne. Lovingly maintained, offering 3-bedrooms, 1.5 baths and the perfect blend of modern convenience and cozy charm. Thoughtfully designed living space with easy access to everyday essentials making this the perfect opportunity for families or first-time buyers. You are welcomed to the bright and open floor plan with high quality luxury vinyl plank flooring and tile throughout, spacious living room with smooth transition to the well equipped kitchen featuring timeless cabinetry, stainless steel appliances (including a double oven), center island with eating bar and corner pantry. The dining area gives access to the sunny WEST facing backyard with expansive deck, patio and yard space for summer enjoyment. Upstairs you will find 3 generously scaled bedrooms and a 4 piece bathroom. The basement is undeveloped and awaits your personal touch with room for a family room, gym, office or play room. Double detached garage accessed via paved alley, location within walking distance to schools and playgrounds as well as minutes to an array of amenities including shopping, dining and public transit - everything you need is right at your fingertips. Schedule your showing today!