

40 Prestwick Manor SE
Calgary, Alberta

MLS # A2267801

\$868,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,997 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Carriage Suite Appliances

Prestwick Estates – Beautiful 3-bedroom, 2 $\frac{1}{2}$ bath home with an oversized double garage and a self-contained legal one-bedroom carriage suite. The main floor features 9-ft ceilings, a large kitchen with new granite countertops, stainless-steel appliances, a huge island perfect for entertaining, a spacious great room with gas fireplace, a front flex room, and a main floor den with French doors. Refinished hardwood floors on the main level add warmth throughout. Upstairs offers three bedrooms, a convenient laundry room, and two full baths, including a generous primary suite with double doors, walk-in closet, a 5-piece ensuite with soaker tub, a separate 4-ft shower, and dual sinks. The basement is ready for development with rough-in plumbing and two large windows. The self-contained one-bedroom legal carriage suite is currently rented for \$1,375/month and features vaulted ceilings, a galley kitchen, a 4-piece bath, and updated in-suite laundry. Recent updates in the main house include new granite counters, refinished hardwood floors, new carpet, fresh paint throughout, and new shingles ordered. The yard is nicely landscaped with a covered front porch, large south-facing rear deck and mature trees. Lots of parking with an oversized double garage and a double wide parking pad off the paved alley. Located on a quiet street in the desirable McKenzie Towne community, this home is just a short walk to schools, parks, High Street shops, and the community splash park.