

**39 Prestwick Heath SE**  
**Calgary, Alberta**

**MLS # A2281991**



**\$649,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Lawn, Level, No Neig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water		

**Inclusions:** Garage heater, fire pit, storage shed, satellite TV dish, security system (no contract).

Private large, fully fenced sunny back yard this home is perfect for those long summer days with room for the whole family. Entertain in your beautifully renovated chef's kitchen that is adjacent to your large living room with cozy gas fireplace. This family home features 3+1 bedrooms, 3.5 bathrooms, and 1467 Sqft up + 681 Sqft down. Recent upgrades include new roof 2024, new furnace 2025, new tankless water heater 2023, new deck 2025, garage built in 2018. The bright sunny main floor features a separate entry foyer, living room with cozy fireplace, dining area, renovated kitchen high end stainless steel appliance package, powder room, and laundry. Upper floor has spacious primary bedroom with a walk-through closet leading to the ensuite, two additional bedrooms and kids bathroom. Lower level has a small rec room, ample storage space, additional bedroom and a full bathroom. The sunny backyard is perfect for the active family with space for a trampoline, a hockey rink, along with a spacious new two-level deck perfect for dining and relaxing with friends. A detached heated oversized two-car garage (zoned for carriage home addition), storage shed, and RV parking offer ample space for all your vehicles and gear. Surrounded by excellent schools, parks, shops, and amenities, and located close to the new South Campus Hospital, with quick access to major roadways. This home is a must-see; book now before it's gone.