

40 Prestwick Manor SE
Calgary, Alberta

MLS # A2282138



\$849,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,997 sq.ft.	Age:	2005 (21 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: Fridge, Stove, Dishwasher, Washer/Dryer, Microwave Hood included in Carriage Suite

Prestwick Estates – Beautiful 3 bedroom, 2 ½ bath home with an oversized double garage and a self-contained legal one-bedroom carriage suite. The one bedroom legal carriage suite is a great mortgage helper, recently rented for \$1375/month which covers \$260,000+ in mortgage payments at today’s rates. Lots of recent upgrades throughout: Brand new 50-year shingles on house and garage, new interior paint, carpets, lighting, granite counters, refinished hardwood floors etc. 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. 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 features vaulted ceilings, a galley kitchen, a 4-piece bath, and updated in-suite laundry and recent interior paint. 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.