

**800 Prestwick Circle SE
Calgary, Alberta**

MLS # A2287337



\$689,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Irregular Lot, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows		
Inclusions:	N/A		

Are you looking for a detached house with a large yard, across from a park and minutes from shopping? What about a great family home with dual office/dens on the main floor, a newer roof and a covered veranda? Over 2700sqf of air-conditioned developed space over 3 levels means you have all the space for a growing family. Entering the home, on the left side you will find a den that is perfect for a music room or kids's playroom. Across the hall through the French doors, a great home office overlooking the veranda and the park. Newer hardwood stretches past the private powder room and into the rest of the main living area. The warm kitchen has upgraded stainless steel appliances, a two-tier island and plenty of counter space & plus a corner pantry and garburator. The open concept layout is perfect for entertaining or making meals while being able to supervise kids in the SE/SW facing yard or while they are preoccupied with their favourite TV show. Enjoy bright sunshine from numerous windows along the rear of the house, cozy evenings in front of the gas fireplace and make family dinners count in the attached dining room. Spend summers outside on the patio with sun all day, and plenty of space for activities. Need a little break? The kids can head to the park across the street, and with a side entrance to the yard & be able to check in where you are enjoying evening sips. Upstairs, the owners retreat lies behind French doors and overlooks the yard. The large ensuite presents dual vanities, soaker tub, stand up shower, water closet, and a walk-in closet. This level is complete with two additional bedrooms and a 4-piece bathroom. The lower level is an extension of the entertaining space, and is perfectly set up for movie nights, a home gym and the cutest built-in playhouse. Kid and grandkid approved. You will also find another bedroom

and a 4-piece bathroom here. There is storage a plenty with both a laundry/storage room, and cold storage room. The oversized heated garage also is ready for your electric car with 220v plug, and attic storage accessed via ladder – plus a storage shed just off the garage entrance. This home is well maintained and perfectly located minutes from shopping, the splash park and access to the Deerfoot. Contact your trusted agent to book a showing before She Gon’!