

**1153 Prestwick Circle SE**  
**Calgary, Alberta**

**MLS # A2287998**



**\$625,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,739 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Interior Lot, Level, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, 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, Vinyl Windows		

**Inclusions:** BBQ and Steel BBQ

What an opportunity to own an amazing home in heart of Prestwick where charm, community, and convenience create an unbeatable package. Let's start with the key notes – Massive oversized HEATED GARAGE 26 x 24! Yup! You read that right - 26 x 24. ALL NEW WINDOWS and DOORS in 2024, NEW ROOF in 2021, new leaf fit gutters 2023, New front porch and all new concrete walkways front and back in 2022. Gorgeous NEW SHOWER & ENSUITE RENO in 2022, Updated flooring all through the main, recently repainted and touched up throughout with a fresh carpet shampoo and professional cleaning. The main floor features an open concept design with soaring 9-foot ceilings, spacious office/flex room, well-appointed kitchen with a large living area and cozy fireplace. Loaded with natural light and warmth from the south facing exposure and direct access to the expansive rear deck and pergola seating area with quick access to the massive garage. Upstairs is a huge master bedroom with walk in closet, additional storage area and a large recently updated ensuite. 2 large secondary rooms share another full bath with updated flooring and new toilet (2022), Downstairs you'll find a massive open rec space, with full bathroom and slight kitchenette tucked away in a storage area. Easily remove sink/stove to keep as storage, add a wall to enclose bedroom and gain the traditional bed / bath / rec space or keep as is for one large open room. Either way basement is finished nicely and ready for action. Conveniently located at the front of the community for quick access and close proximity to all the amenities, short walk to pathways, splash park, schools, parks and playgrounds – tough to beat all this home has to offer!