

**17 Prestwick Pond Terrace SE**  
**Calgary, Alberta**

**MLS # A2303713**



**\$490,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Security system ( not on contract )

This beautiful bungalow villa is located in Caledonia on the Waterfront in McKenzie Towne, where these homes are highly sought after for their maintenance-free lifestyle, double attached garage, and welcoming, pet-friendly, family-oriented community. Just a short walk to the pond, this bright and inviting home features 11-foot ceilings, beautiful hardwood flooring through the main living areas, and a dramatic wrap-around bay window that fills the living room with natural light, creating a warm and truly inviting space. The open kitchen offers quartz countertops, a gas range, stainless steel appliances, and ample cabinetry, flowing seamlessly into the dining and living areas. The main floor includes a spacious primary bedroom with a walk-in closet and private ensuite, a second bedroom perfect for guests or a home office, and the convenience of main floor laundry, allowing for comfortable single-level living. The fully developed basement also features high ceilings and provides excellent additional space with a large family room featuring a cozy gas fireplace, a generous bedroom with a walk-in closet, and a full bathroom, making it ideal for visitors or extended family. Additional features include central air conditioning, a double attached garage, and a gas BBQ hookup for convenient outdoor grilling. Ideally located close to walking paths, ponds, shops, and everyday amenities in the heart of McKenzie Towne, this home offers the perfect blend of comfort, convenience, and lifestyle. A wonderful opportunity to enjoy comfortable, low-maintenance villa living in one of Calgary's most charming and community-focused neighbourhoods.