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25 Prestwick Pond Terrace SE
Calgary, Alberta

MLS # A2338900

$484,800

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,173 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	3	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Cleared, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Mai		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 553
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Chandelier, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows

Inclusions: none

Welcome to carefree bungalow living in Caledonia on the Waterfront, one of McKenzie Towne’s most desirable villa communities. This beautifully maintained corner unit enjoys a peaceful pond-side setting, an abundance of natural light, and over 2,200 sq. ft. of developed living space, offering the perfect combination of comfort, convenience, and low-maintenance living. Step inside to a bright and welcoming open-concept main floor, where soaring 10-ft. ceilings and large windows along the south and east sides fill the home with natural light. Featuring a corner gas fireplace, and a beautiful statement chandelier adds an elegant touch, while the spacious living and dining areas provide plenty of room for both everyday living and entertaining. The well-appointed kitchen offers an abundance of cabinetry, a breakfast bar, and stainless steel appliances, all opening seamlessly to the dining area. From here, step outside to the backyard patio, an inviting spot to enjoy your morning coffee, summer evening meals, or simply relax and take in the peaceful surroundings. The generous primary bedroom features a walk-in closet with a custom-built organizer and a private ensuite. A second main-floor bedroom, which could also be used as a home office, provides excellent flexibility for guests, hobbies, or workspace. A second full bathroom and the convenience of main-floor laundry complete this level. The thoughtful layout also lends itself well to those looking for accessible, single-level living. Downstairs, the fully developed, high-ceilinged lower level significantly expands your living space with a large recreation room, an additional flex room with a walk-in closet, a bathroom, and plenty of storage—ideal for visiting family, older children, hobbies, or creating a comfortable private retreat. Additional highlights include an oversized, double-attached garage and

visitor parking conveniently located across the road. One of the greatest advantages of living at Caledonia on the Waterfront is the maintenance-free lifestyle. With landscaping and snow removal taken care of, you can spend more time enjoying the nearby pond, parks, pathways, and everything McKenzie Towne has to offer. Take a short stroll to High Street, where you'll find restaurants, groceries, medical services, shops, and everyday conveniences. McKenzie Towne’s active community atmosphere includes recreation and social activities at the Towne Hall, along with popular neighbourhood events throughout the year. With convenient access to Deerfoot Trail and Stoney Trail, shopping and services along 130th Avenue, and an easy commute to other parts of the city, this location offers exceptional convenience while maintaining the charm and tranquility McKenzie Towne is known for. Bright, spacious, and beautifully positioned near the pond, this corner bungalow villa offers a rare opportunity to enjoy comfortable main-floor living without giving up space, privacy, or lifestyle.

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