

123 Prestwick Manor SE Calgary, Alberta

MLS # A2339337



\$719,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

Instantly captivating with unmatched curb appeal, this carpet-free two-story in McKenzie Towne's Prestwick Manor offers over 2,100 sq ft of above-grade living space, 4 total bedrooms, a main floor office, and 3.5 baths! A welcoming covered front porch with rustic river rock pillars sets the scene, while Gemstone permanent exterior lighting lets you customize your home's glow year-round. Inside, 9-foot ceilings, crown molding, and rich walnut hardwood flooring flow across the main level. The open-concept layout centers around a cozy gas fireplace with an oak mantle and features an updated staircase with dark hardwood treads and geometric metal balusters. The kitchen combines classic honey maple cabinetry elevated by decorative glass-inset display doors on upper cabinets and the matching side buffet. It features under-cabinet lighting, a fresh subway tile backsplash, walk-in corner pantry, and a stainless steel appliance package with a gas stove. A central island provides double-basin sinks and breakfast bar seating. French doors open to a private main-floor office with durable stone tile flooring, located near a main-floor laundry room and half bath. Walnut hardwood continues across the upper floor. The primary retreat (14'1" x 16'1") comfortably holds a king set plus a sitting area or desk, featuring a walk-in closet and a fully renovated 5-piece ensuite with custom wainscoting, dual vanities, freestanding soaker tub, glass shower, and luxury vinyl tile. Two additional bedrooms, a bright upper loft with west-facing windows, and a full 5-piece main bath with dual vanities complete this level. The basement includes a spacious 4th bedroom, full 3-piece bath, cold storage with built-in shelving, workout space with an open ceiling for gym equipment, and a stairwell storage closet offering great potential for a future separate entry. Superior structural highlights feature

extra-thick 8.3" exterior walls delivering elite soundproofing and energy efficiency, paired with a high-efficiency furnace (~2018) with a permanent filter, 2024 hot water tank, triple-pane casement windows (upgraded Dec 2018), and top-down/bottom-up cellular blinds. The backyard is a low-maintenance, grass-free retreat with stone pathways, an oversized deck with a sun sail shade, and a built-in BBQ gas line. Gardeners will love the urban orchard—featuring producing pear, apple, and grapevines—paired with an eco-friendly rainwater harvesting system and drip irrigation for the tomato tower. Parking is exceptional with a concrete pad and an oversized 24'x22' insulated detached garage with rafter storage via pull-down ladder, ventilation fan, workbenches, bike storage, and a floor drain catch. Enjoy small-town charm in McKenzie Towne with low HOA fees, steps from splash parks, trails, schools, and High Street's shops and cafes. This prime location offers unmatched access to the South Health Campus, Deerfoot Trail, and Stoney Trail. Book your tour today!