

4226, 10 Prestwick Bay SE
Calgary, Alberta

MLS # A2349731



\$309,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	985 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 519
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wood Counters		

Inclusions: n/a

Location, layout and lifestyle—the combination of the three that can make a condo truly feel like home. Ideally situated in Prestwick, this welcoming 985 sq. ft. CORNER unit offers one of the largest floor plans in the complex, with space to gather, privacy to unwind and a setting that keeps you connected to the community around you. Adding to the appeal is an affordable condo fee that includes ALL utilities—heat, water, sewer and even electricity. South and west exposures fill the home with natural light throughout the day and give you evening sunsets to look forward to. The tiled foyer offers an inviting place to arrive, with room to welcome guests, kick off your boots and get yourself together before heading out the door. A generous in-suite storage room has space for everything from luggage and seasonal décor to sporting gear and more. Laundry day is a breeze with convenient in-suite laundry just off the foyer. The open-concept layout gives you plenty of space to live as well as entertain with a dedicated dining area with room to bring a larger group together around the table. The updated kitchen features white subway tile, stainless steel appliances and a generous breakfast bar with warm wood detailing that adds a natural touch. A window above the sink brings in even more natural light and gives you something to look at—because doing dishes is considerably better when you’re not staring at a wall. The living room comfortably fits a large sectional, with a corner gas FIREPLACE adding ambiance for cozy evenings in. Beside it, the sliding door lets the fresh air in and leads to a large, COVERED corner balcony, where leafy trees add privacy through the warmer months while still giving you an outlook into the charming neighbourhood of McKenzie Towne. With a natural gas line already in place, there’s plenty of space to fire up

the BBQ and dine al fresco, unwind with a book or flex your green thumb with a few planters. The spacious primary bedroom features board-and-batten wall detailing and two closets which includes a dual sided walk-through closet that leads directly to the 4pc ensuite. On the opposite side of the home, the 2nd bedroom offers plenty of space of its own, giving both bedrooms added privacy making it a great setup for family, guests, roommates or as a home office for those working from home. A second 4pc bathroom rounds out the interior offerings. A tiled, heated underground parking stall keeps your vehicle out of the elements—something you'll seriously appreciate come winter—while ample visitor parking makes having guests over easy. Commuters will love the quick access to 52 Street, Stoney/Deerfoot Trails and access to nearby public transit. You're mins from the shops, restaurants, cafés, groceries and services of South Trail Crossing and 130th Avenue, while McKenzie Towne's charming High Street offers a more walkable neighbourhood experience with local shops, restaurants and everyday essentials close to home. Come check it out!