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6 Prestwick Estate Gate SE
Calgary, Alberta

MLS # A2351643

$539,900

Division:	McKenzie Towne		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,531 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, U		

Heating:	Exhaust Fan, Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 634
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

BEAUTIFULLY CURATED | JAYMAN BUILT TWO STORY | NO SIDE NEIGHBOR | QUIET CUL-DE-SAC | FACES PRESTWICK COMMONS PARK Welcome to Prestwick Estates in McKenzie Towne, where pride of ownership is evident at every turn. Immaculately maintained, this exceptional Jayman BUILT home offers over 1530 sq ft of thoughtfully developed living space, with 2 large upper bedrooms, 3 bathrooms, and an oversized double detached garage (22' x 20'), all set on a tranquil, family-friendly street. The main level features a bright, open-concept layout with 9' ceilings, oversized windows, and timeless finishes throughout. You'll appreciate the warmth of the newer luxury vinyl wide plank floors, the charm of the semi-formal dining room, and the inviting living room anchored by a beautiful corner gas fireplace with tile surround and mantel. The spacious kitchen is designed for entertaining, complete with raised panel maple cabinetry, a central island with a breakfast bar, recessed pot lights, and lots of countertop space for extra storage. The upper level offers two well-appointed bedrooms and a bonus room. The spacious primary suite has its own private ensuite and walk-in closet, ensuring comfort and privacy. A second full bathroom and ample closet space add to the functionality of this level. Downstairs, the unspoiled lower level provides potential future additional living space with two large windows and a substantial storage room perfect for seasonal items. Step outside to enjoy your own backyard oasis, thoughtfully designed with underground sprinklers, an 18' x 16' stamped concrete patio and walkway to your garage—ideal for relaxing, entertaining, or weekend projects. The east-facing front covered porch is the perfect spot for morning coffee or an evening unwind. This home is the complete package—located close to parks, schools, transit,

water park, shopping, and the vibrant charm of McKenzie Towne’s High Street. Whether you're upsizing, downsizing, or investing, this rare home checks all the boxes. Don’t miss your opportunity—call your friendly REALTOR® today to schedule a private tour of this exceptional home!

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