

77 Prestwick Rise SE
Calgary, Alberta

MLS # A2216343



\$559,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,336 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: None

OPEN HOUSE SAT MAY 3rd 1-3PM*. *VISIT MULTIMEDIA LINKS FOR FULL DETAILS INCLUDING IMMERSIVE 360 VT & FLOORPLANS! This fully developed detached home is located in award-winning McKenzie Towne on one of the quietest streets in the Village of Prestwick! With a new roof and new siding on the home and garage in the last few years, this home has serious curb appeal. These exterior updates, combined with a recently replaced furnace, ensure low-maintenance enjoyment for years to come. With over 1,300 sq ft above grade, plus another 570 in the basement, this home is perfect for a growing family. The open-concept main floor features large windows, new LVP flooring, updated light fixtures, and a bright kitchen with a newer fridge and stove, and island with an eating bar. Large living and dining rooms allow for plenty of furniture options, including a desk area in the kitchen. A half bathroom perfect for guests completes the main floor. Upstairs, 3 large bedrooms and 2 full bathrooms reside, including the primary suite with walk-in closet and private 4-piece ensuite bath. Two generously sized secondary bedrooms share use of the main 4-piece bath. The developed lower level includes a huge open recreation area, with room to expand into the laundry/storage room. The fully fenced backyard has a deck plus lots of green space. An oversized double detached garage is accessible via the PAVED alleyway, plus this quiet street boasts lots of on-street parking. This home has been wonderfully maintained over the years, with all the major items completed: roof, siding, flooring, and a brand-new furnace! This location is second to none, with schools, parks, playgrounds, and countless amenities all within walking distance.