

## 3 Prestwick Crescent SE Calgary, Alberta

**MLS # A2218336**



**\$565,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry		

**Inclusions:** 2 x TV wall mount (living room and basement), Basement freezer is negotiable

Meet "Marisol" - The beautiful two-storey on a HUGE corner lot in McKenzie Towne's Prestwick. This lovely home with a desirable 3 bed/2.5 bath layout, sunny SW facing yard and HEATED double garage is move-in ready and ready for new owners! It could be especially appealing to gardeners or those looking for a bigger yard with fruit trees, garden boxes, and many perennials. There's even space for RV parking (gate already in place). Walking up, the home's curb appeal with charming front porch is immediately evident. Inside, the open plan main floor is warm and inviting with natural light pouring in. The kitchen includes a breakfast bar, GAS STOVE, and PANTRY. A convenient half bath rounds up the main floor. Upstairs, the primary suite greets you with a large WALK-IN closet and full ENSUITE. Two additional spacious bedrooms with a shared 4 piece bath complete the upper level. The unfinished basement is a blank canvas and offers plenty of storage and the laundry area. Note that the gas fireplace is included as-is, and is currently not operational. The backyard is stunning and full of mature vegetation - ready to enjoy! Book your showing today.