

**167 Prestwick Landing SE**  
**Calgary, Alberta**

**MLS # A2220218**



**\$580,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Tree		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Welcome to 167 Prestwick Landing SE – The Perfect Starter Home in the Heart of McKenzie Towne! Nestled on a quiet, family-friendly street, this charming detached 2-storey home offers nearly 1,900 sq. ft. of developed living space and a long list of features that make it an ideal choice for first-time buyers or young families. Step inside to a spacious main floor that greets you with a bright and airy dining room, perfect for hosting gatherings. The open-concept layout seamlessly connects the kitchen and living room, creating a warm and inviting space ideal for everyday living. Large windows flood the home with natural light and offer views of your private backyard oasis – complete with a hot tub and a massive, heated double detached garage. Upstairs, the primary bedroom is a true retreat with ample space for two, a generous closet, and a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement provides even more space to stretch out and relax – whether it's movie nights in the cozy rec room, playtime with the kids, or getting the family band together for rehearsal nights! Located in the highly sought-after community of McKenzie Towne, you'll love the walkability to parks, schools, shopping, restaurants, scenic ponds, and pathway systems. This is more than just a house – it's a home with the space, comfort, and community you've been looking for. Don't miss your chance to own this gem!