

**96 Prestwick Acres Lane SE  
Calgary, Alberta**

**MLS # A2176046**



**\$419,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Lawn, No Neighbours Behind, Street Lighting, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*\*OPEN HOUSE SUNDAY NOVEMBER 3RD 2024 AT 96 PRESTWICK ACRES LANE SE FROM 2:00PM TO 4:00PM\*\*\*\* Fantastic opportunity to own an immaculate 3 bed 1.5 bath 1400 sqft townhouse unit with an exceptional open concept floor plan, oversized single garage and private fenced yard. Bright and sunny living space with newly installed vinyl plank floors and freshly painted walls. Large kitchen with modern, white cabinetry, an island and a large window overlooking the east facing yard. The king sized master bedroom has a huge walk in closet. Two other good sized bedrooms, four piece bath and a convenient loft area for office/flex space. The laundry room is located on the lower level and is in a large open area with plenty of extra storage space. There is lots of room to enjoy the backyard, fenced for privacy and perfect for any young ones you have running around. It's also great for anyone with animals, since the complex is pet friendly with board approval. The single attached garage also includes a private driveway, perfect for parking a second vehicle. Well maintained complex with greenbelt and lots of convenient visitor parking. Within walking distance of schools, parks restaurants, public transit, scenic trails, ponds, summer splash park along with plenty of shopping and other amenities. Minutes from Deerfoot Trail and the new Ring Road System!