

**736 Prestwick Circle SE**  
**Calgary, Alberta**

**MLS # A2201021**



**\$535,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Parking Pad, Unpaved		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed, BBQ

**\*\*OPEN HOUSE - SATURDAY MARCH 15TH 11:00-1:00\*\*** This bright and spacious bi-level in McKenzie Towne is ready to welcome you HOME! The open-concept layout and vaulted ceilings create a bright, warm and welcoming feel that's perfect for everyday living. On the main level, you'll find three bedrooms, including a primary suite with a walk-in closet, a relaxing soaker tub, and a Bluetooth-connected fan and speaker! Another full bathroom and two more bedrooms complete the space — both are great for kids, guests, or a home office. HUNTER DOUGLAS blinds add a stylish touch throughout, and with CENTRAL AIR CONDITIONING, you'll stay cool and comfortable all summer long. Downstairs, the bright and spacious rec room is perfect for movie nights or playtime, and there are two more bedrooms PLUS a large laundry room with plenty of additional storage! The best part? The spacious, sunny SOUTH FACING yard — ideal for BBQs and warm summer evenings on the massive deck. There's also a parking pad out back and a handy storage shed to keep things organized. This wonderful home is just steps from McKenzie Towne School and surrounded by parks and playgrounds. You'll LOVE the Prestwick & Spray Park just around the corner as well! McKenzie Towne is known for its quaint small-town feel and all of the restaurants and shops on High Street. Transit throughout the city is easily available, and Stoney Trail is just minutes away. This wonderful home is perfect for families, couples, or investors alike! Don't miss out on this one - book your showing today!