

**101, 8 Prestwick Pond Terrace SE  
Calgary, Alberta**

**MLS # A2201887**



**\$334,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	852 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 726
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

You won't believe this condo! Welcome to Caladonia on the Waterfront, located in Prestwick of McKenzie! This complex backs on to the fabulous Prestwick Pond & its extensive walking paths! This gorgeous, beautifully maintained corner unit offers everything you've been searching for—two spacious bedrooms, two full bathrooms, and two underground titled parking stalls. But that's just the beginning! Step outside and prepare to be amazed by your massive private concrete patio—a 14' x 30' outdoor oasis complete with charming red brick planter walls for your flowers or veggies and a sun-deflecting gazebo for the ultimate relaxation. This is outdoor living at its finest! Inside, natural light pours through the many windows, creating a bright and welcoming space. The kitchen is a dream—granite countertops, a moveable prep island, ample cabinet space, and a window over the sink to bring in even more light. The cozy dining nook is surrounded by windows and offers a perfect spot to enjoy your meals while overlooking the patio. The spacious living room is perfect for both relaxing and entertaining. Retreat to the primary bedroom with its own 4-piece ensuite, while the second bedroom is conveniently located next to another full bathroom—ideal for guests! Both bathrooms feature luxurious granite countertops, adding a touch of elegance. One of the best features? You have your own private entry and exit directly from your patio! Plus, with visitor parking located just behind your unit, your guests can skip the main entrance and come right to you—how convenient is that? This condo is located in a building that exudes sophistication, featuring an impressive lobby with a central water fountain, elegant tile flooring, three inviting conversation areas, and a cozy library. And when it's time to head out,

your front door is just steps from the stairwell leading directly to your two underground parking stalls. This unit truly stands out&mdash;you won't find another like it! Schedule your viewing today before it's gone! PET FRIENDLY with board approval - some restrictions apply.