

**1177 Prestwick Circle SE**  
**Calgary, Alberta**

**MLS # A2208067**



**\$579,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Enclosed, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, 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, See Remarks		

**Inclusions:** AIR CONDITIONING, DESK IN BEDROOM UPSTAIRS

Welcome to your new AIR CONDITIONED home in the heart of Prestwick, in McKenzie Towne one of the most sought-after and vibrant communities in Calgary! This well-maintained detached 3-bedroom, 2.5-bath home offers the perfect balance of comfort, charm, and convenience for growing families or anyone seeking a welcoming neighbourhood vibe. Step inside to discover a versatile front flex room—ideal as a formal dining area, home office, or playroom to suit your lifestyle. The main floor flows effortlessly into a cozy living space highlighted by a beautiful stone wood-burning fireplace, perfect for chilly Calgary evenings. The spacious kitchen features modern stainless steel appliances, including a side-by-side fridge, flat-top ceramic stove, and dishwasher, along with ample counter space and cabinetry—making both cooking and entertaining a breeze. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with its own private ensuite bathroom, offering a peaceful retreat at the end of the day. Enjoy sunny afternoons in your south-facing backyard, which is bathed in sunlight year-round. Whether it’s kids running around, weekend lawn dart tournaments, or BBQs with friends on the large back deck, there’s plenty of room to create lasting memories. The double 22x22 (exterior dimensions) detached garage adds both convenience and value, with space for vehicles, bikes, and more. There is a full, unfinished basement ready for your personal touch. Great curb appeal and pride of ownership throughout. Close to parks, schools, playgrounds, splash park, and retail shops—everything you need just minutes away. It’s only about 20-25 minute commute to downtown Calgary and 25-30 to YYC Airport. This is the kind of home where you instantly feel welcomed—from the warm

interior to the family-focused community vibe of Prestwick. Don't miss your chance to own in one of Calgary's most charming neighbourhoods. Book your showing today!