

\$699,900 - 40 Prestwick Estate Link Se, Calgary

MLS® #A2134729

\$699,900

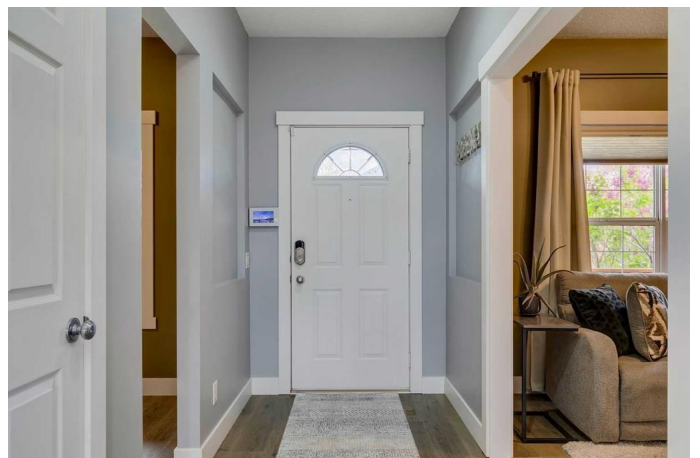
3 Bedroom, 3.00 Bathroom, 1,948 sqft

Residential on 0.11 Acres

McKenzie Towne, Calgary, Alberta

**** OPEN HOUSE SAT JUNE 1ST 1:00 - 3:30 P.M. ** ORIGINAL OWNER CEDARGLEN BUILT PRESTWICK ESTATES HOME --- EXTENSIVELY RENOVATED THROUGHOUT**

**** | EXUDES SOPHISTICATION & COMFORT | STUNNING CURB APPEAL | BEAUTIFULLY LANDSCAPED W/ FRONT PORCH (27X6) + LARGE SOUTH FACING BACK DECK (22X9) | EXCLUSIVE & QUIET LOCATION | DOUBLE REAR OVERSIZED DETACHED GARAGE |** Welcome to your IMMACULATE & very well loved FAMILY HOME located on a low traffic & VERY PRETTY street in the award-winning community of McKenzie Towne. As you walk up to your large Victorian style front porch, you can't help but feel a SERENE & TRANQUIL setting making it a dream come true for the discerning buyer. Poised to capture the heart of any entertainer from the moment you enter, you will be drawn in by the warm & welcoming Vintage Villa Oak Laminate, and very well-designed social spaces starting w/ your front office & family room. Make your way to the rear-facing HEART of the HOME where casual dinners or elaborate meals come to life in your UPDATED CHEF'S DREAM KITCHEN - complete w/ NEW SAMSUNG appliances, designer tile & lighting, loads of countertop space, storage, etc. The aprÃ's dinner socializing continues w/ playing games at your custom made BUILT-IN BENCH DINING AREA, or cozy up in front of the living room FIREPLACE to watch your favorite Netflix



series! Retreat at the end of the night to the CALMING OASIS of the primary bedroom, enjoy a warm bubble bath or hot shower in your ENVIABLE spa-like ensuite with large WALK-IN closet. You will appreciate your "COMFORT HEIGHT" TOILETS w/ soft close feature, black out blinds, fresh new paint & cozy new carpet throughout the upper floor. TWO additional good sized bedrooms, 4-pc bath & a dedicated laundry area w/ shelving completes your very functional upper floor living design. The PERFECT LAYOUT! ADD'L NEW & UPDATED FEATURES INCLUDE : A/C, KINETICO WATER SYSTEM, HUMIDIFIER, HIGH EFF FURNACE, ROOF (2019 - CLASS 4 IMPACT RESISTANT SHINGLES), GARAGE ROOF (2023 - CLASS 4), APPLIANCES (2022), BATHROOM ROUGH-IN IN LOWER LEVEL, ELECTROLUX CENTRAL VAC, NEW WINDOW COVERINGS, PAINT, FLOORING, etc. Enjoy entertaining friends & family from your beautifully landscaped private south facing outdoor oasis complete with PERGOLA, FIRE PIT AREA & even a DOG RUN for your furry friends!! Your OVERSIZED double garage comes w/ workbenches, tons of shelving, a storage roof, and all opens up to the PAVED BACK ALLEY. The dynamic community of McKenzie Towne is located in one of Calgary's most sought-after SE communities. This unique master-planned residential neighborhood features playgrounds, schools, greenspaces, shopping and recreation amenities" all within very close proximity to your new home!! Walking distance to schools, easy access to Deerfoot Trail -- offering an easy commute into the downtown core. New Ring Road provides ease of access to Highway 1 which makes a weekend escape to our Majestic Rocky Mountains for a ski or hike, SEAMLESS!

Built in 2002

Essential Information

MLS® #	A2134729
Price	\$699,900
Sold Price	\$741,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,948
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Prestwick Estate Link Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3Z2

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Convection Oven, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Dog Run, Fire Pit, Lighting, Private Entrance
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Yard Lights, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 3rd, 2024
Days on Market	3
Zoning	R-1N
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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