



# 48 Prestwick Estate Way Calgary Alberta

\$819,900

An incredible opportunity awaits to own a renovated home with a legal carriage suite, offering both living and potential rental income. Located on a quiet street in McKenzie Towne, this stunning property features a 4-bedroom, 3.5-bathroom main house with almost 3,000 square feet of developed living space, and a detached 1-bedroom, 1-bathroom legal carriage suite above an oversized double garage. The main house feature 9ft ceilings, an updated kitchen, vinyl flooring and fresh paint throughout. The bright and open main level is enhanced by a wall of east facing windows that flood the space with natural light. The kitchen, equipped with ample storage, a large pantry, a gas range, and stainless steel appliances, is perfect for culinary enthusiasts. Adjacent to the kitchen is a sunny breakfast nook and a comfortable living room with a feature fireplace. The main floor also boasts a separate dining room and a spacious private office with French doors and large windows, a 2-piece powder room completes this level. Upstairs, you will discover three bedrooms and two bathrooms plus convenient upper floor laundry. The primary bedroom is very large, room for king sized furniture and features a 4-piece ensuite with corner jetted tub, walk-in shower and walk-in closet. Two more bedrooms and a 4-piece main bathroom complete the second floor. The fully developed basement includes a large rec room with another gas fireplace, fourth bedroom and a full bathroom. The legal detached carriage suite is a great revenue earner!! Situated above the oversized double garage and has newer vinyl plank flooring, a full kitchen with its own laundry, living room, spacious bedroom and a 4 pc bathroom. The legal suite has its own oversized parking stall and covered private entrance. The detached garage is a handyman's dream with built in work bench, shelving and utility sink. The rear yard fea...

4pc Bathroom 7.58 Ft x 6.92 Ft

Bedroom 10.75 Ft x 11.58 Ft

Recreational, Games room 24.08 Ft x 14.75 Ft

Furnace 12.92 Ft x 11.92 Ft

2pc Bathroom 4.75 Ft x 4.83 Ft

Dining room 9.92 Ft x 10.33 Ft

Office 8.67 Ft x 11.67 Ft

4pc Bathroom 9.00 Ft x 9.25 Ft

4pc Bathroom 11.17 Ft x 13.00 Ft

Bedroom 12.42 Ft x 13.17 Ft

Bedroom 12.25 Ft x 13.17 Ft

Primary Bedroom 13.58 Ft x 15.17 Ft

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Family room 10.08 Ft x 15.08 Ft

Foyer 5.75 Ft x 14.50 Ft

Kitchen 15.83 Ft x 14.25 Ft

Living room 9.08 Ft x 10.08 Ft

4pc Bathroom 5.17 Ft x 8.83 Ft

Kitchen 15.08 Ft x 7.42 Ft

Living room 22.92 Ft x 11.17 Ft