



## 246 Prestwick Close Calgary Alberta

\$635,000

Welcome to this well-maintained two-storey, 3+1 Bedroom home with over 2100sqft of fully developed living space, ideally located in a quiet cul-de-sac in the desirable SE community of Prestwick in McKenzie Towne. Siding onto a walking path and close to shopping, schools, and public transportation, this property offers both convenience and a functional layout filled with natural light. The main level features updated laminate flooring throughout and a spacious living area with a gas fireplace and custom built-in surround. The kitchen includes a center island with a breakfast bar, an upgraded appliance package, and custom-stained cabinetry. Adjacent to the kitchen, the extended dining room is surrounded by windows and provides access to your fully fenced and landscaped west-facing backyard, which has been completely upgraded into a beautiful oasis perfect for relaxation or entertaining and includes a shed and the HOT TUB. Upstairs, you'll find three generously sized bedrooms, including a master suite equipped with a full 4pc ensuite bath and a walk-in closet. All bathrooms have upgraded fixtures. The professionally developed basement adds additional living space with a recreation room ideal for family movie nights, a fourth bedroom, and a full bathroom with heated flooring. Additional highlights include a brand-new furnace and the unique advantage of a full backyard that allows for the addition of an oversized garage—offering potential for future expansion. This is the perfect 128' deep X ~35' lot for a CARRIAGE HOUSE build-out for extra rental income or a secondary suite/office. This home combines comfort, functionality, and room for growth. Call today to book your private viewing. (id:6769)

Primary Bedroom 15.08 Ft x 11.67 Ft

Bedroom 11.92 Ft x 9.25 Ft

Bedroom 10.08 Ft x 8.92 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 13.25 Ft x 9.42 Ft

Recreational, Games room 14.08 Ft x 13.08 Ft

Laundry room 8.25 Ft x 3.92 Ft

Furnace 19.50 Ft x 6.25 Ft

3pc Bathroom 7.67 Ft x 4.92 Ft

Other 15.33 Ft x 13.67 Ft

Dining room 11.00 Ft x 8.92 Ft

Living room 15.33 Ft x 14.67 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

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