



## 174 Prestwick Estate Way Calgary Alberta

\$764,900

Nestled in one of the world's TOP 26 Master Planned communities, as recognized by the Urban Land Institute, this stunning home combines Victorian elegance with modern living. Situated on a spacious corner lot, this home boasts a beautiful wrap-around front porch—perfect for enjoying your morning coffee while soaking in the serene surroundings. Step inside to experience one of the most expansive floor plans in the area. The inviting entryway leads to two versatile rooms: a formal dining room with elegant French doors and a flexible space ideal for a home office, playroom, or guest bedroom. This layout is perfect for families or professionals working from home. At the heart of the home lies the kitchen, which overlooks the open-concept living and dining area, seamlessly connecting indoor and outdoor spaces. The original owners, recognizing the value of a functional layout, collaborated with the builder, Cedarglen, to expand the home. This thoughtful addition includes an oversized dining room, a larger mudroom, and a guest bath, making it a rare find in M.Towne. The kitchen is a chef's delight, featuring stainless steel appliances, wooden cabinetry (which can be customized to your taste), a corner pantry, a wine compartment, and a large island—ideal for entertaining. The awesome living room centers around a stunning stone gas fireplace, creating a warm and inviting atmosphere. Freshly painted in July 2024, this home is ready for you to move in and start decorating. With extra windows throughout, this corner SW-facing lot fills the home with natural light. Step outside to your oversized deck and massive backyard, complete with a platform for a hot tub and an oversized double detached garage featuring a bump-out for a dedicated workshop. The backyard also offers alley access, making it easy to park an RV with minor adjustments to the fence. Upstairs, the thoughtfully ...

4pc Bathroom 8.33 Ft x 5.17 Ft

4pc Bathroom 11.83 Ft x 12.83 Ft

Bedroom 10.33 Ft x 12.58 Ft

Bedroom 10.08 Ft x 12.75 Ft

Primary Bedroom 18.83 Ft x 14.92 Ft

Laundry room 5.42 Ft x 8.33 Ft

Furnace 10.00 Ft x 19.08 Ft

2pc Bathroom 5.17 Ft x 5.00 Ft

Dining room 11.83 Ft x 13.92 Ft

Living room 18.00 Ft x 13.08 Ft

Foyer 4.92 Ft x 12.00 Ft

Kitchen 11.00 Ft x 11.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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<b>Roughed-In Bathroom</b>	4.92 Ft x 11.17 Ft	<b>Other</b>	8.83 Ft x 6.92 Ft
<b>Bedroom</b>	10.17 Ft x 14.67 Ft	<b>Office</b>	10.67 Ft x 12.42 Ft
<b>Recreational, Games room</b>	27.75 Ft x 29.83 Ft	<b>Other</b>	10.58 Ft x 11.50 Ft
<b>Other</b>	7.83 Ft x 4.67 Ft		