



## 72 Prestwick Manor Calgary Alberta

\$789,900

COME VIEW THE 3D TOUR & MORE - Click on the Virtual Tour/Multimedia Button! Superb 4 large bedroom home (3 up, 1 down) with a LEGAL 1 BEDROOM CARRIAGE SUITE above the oversized double detached garage! Situated in a very quiet street in McKenzie Towne, walking distance to schools, playgrounds and the amenities of 130th Ave, this 1,995 sf air conditioned home has it all! The gorgeous full width porch welcomes you in. The main and upper levels are freshly painted. The entrance leads to a spacious den with French doors and opposite it, a flex room that could have a multitude of uses. The upgraded kitchen has granite countertops and high quality stainless steel appliances (the refrigerator and stove are just months old) and a breakfast bar. The large dining area is open plan with the kitchen, as is the comfortable living room with its feature fireplace. The staircase up and upper level feature new carpets and 3 very large bedrooms. The primary suite has a double door entrance, a large bedroom and an upgraded 3 pc en-suite bathroom and a walk-in closet. The second bedroom is huge and both it and the 3rd bedroom share the updated 4 pc family bathroom. The basement is a delight and has a family room with elegant media built-ins. The adjacent recreation room is a great place to play or work out and benefits from an excellent refreshment bar. You'll appreciate the nearby storage room. The basement also features a large 4th bedroom and an equally generous combined basement laundry room and 4 pc bathroom. The hot water heater was recently replaced with a tankless model that benefits from annual maintenance. The rear yard features a large deck with a gas BBQ outlet and space for the kids to play. The double detached garage is very spacious and benefits from a brand new garage door with natural light panels and garage door opener, which has many smart features! Then there is the...

Family room 3.77 M x 3.69 M  
 Recreational, Games room 4.69 M x 4.19 M  
 Storage 1.99 M x 1.82 M  
 Bedroom 3.57 M x 3.40 M  
 4pc Bathroom 4.06 M x 3.37 M  
 Laundry room 4.06 M x 3.37 M

Dining room 3.42 M x 3.33 M  
 2pc Bathroom 1.87 M x .91 M  
 Primary Bedroom 4.24 M x 3.90 M  
 3pc Bathroom 3.89 M x 2.90 M  
 Bedroom 4.63 M x 3.15 M  
 Bedroom 3.66 M x 3.42 M

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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Den 3.79 M x 3.24 M

Family room 3.84 M x 3.50 M

Kitchen 3.41 M x 3.15 M

Living room 4.88 M x 3.90 M

4pc Bathroom 2.51 M x 1.49 M

Kitchen 3.13 M x 2.60 M

Living room 3.88 M x 2.67 M