



## 40 Prestwick Manor Calgary Alberta

\$868,000

Prestwick Estates - Beautiful 3-bedroom, 2 1/2 bath home with an oversized double garage and a legal one-bedroom carriage suite. Self contained, one bedroom, legal carriage suite recently rented for \$1,375/month (covers \$260,000+ in mortgage at today's rates). The main floor features 9-ft ceilings, a large kitchen with new granite countertops, stainless-steel appliances, a huge island perfect for entertaining, a spacious great room with gas fireplace, a front flex room, and a main floor den with French doors. Refinished hardwood floors on the main level add warmth throughout. Upstairs offers three bedrooms, a convenient laundry room, and two full baths, including a generous primary suite with double doors, walk-in closet, a 5-piece ensuite with soaker tub, a separate 4-ft shower, and dual sinks. The basement is ready for development with rough-in plumbing and two large windows. The self-contained one-bedroom legal carriage suite features vaulted ceilings, a galley kitchen, a 4-piece bath, and updated in-suite laundry. Recent updates in the main house include new granite counters, refinished hardwood floors, new carpet, fresh paint throughout, and new shingles ordered. The yard is nicely landscaped with a covered front porch, large south-facing rear deck and mature trees. Lots of parking with an oversized double garage and a double wide parking pad off the paved alley. Located on a quiet street in the desirable McKenzie Towne community, this home is just a short walk to schools, parks, High Street shops, and the community splash park. (id:6769)

Great room 15.50 Ft x 12.50 Ft  
Kitchen 12.25 Ft x 10.25 Ft  
Dining room 8.50 Ft x 12.00 Ft  
2pc Bathroom 5.50 Ft x 5.67 Ft  
Living room 11.50 Ft x 12.00 Ft  
Den 10.58 Ft x 11.25 Ft  
Primary Bedroom 15.58 Ft x 12.83 Ft  
5pc Bathroom 10.83 Ft x 9.58 Ft  
Other 10.92 Ft x 4.67 Ft

Bedroom 10.00 Ft x 10.92 Ft  
Bedroom 10.67 Ft x 10.08 Ft  
4pc Bathroom 8.08 Ft x 4.92 Ft  
Laundry room 8.83 Ft x 5.42 Ft  
Living room 12.08 Ft x 9.58 Ft  
Kitchen 10.17 Ft x 9.58 Ft  
Bedroom 11.08 Ft x 10.42 Ft  
4pc Bathroom 6.25 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:  
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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)