

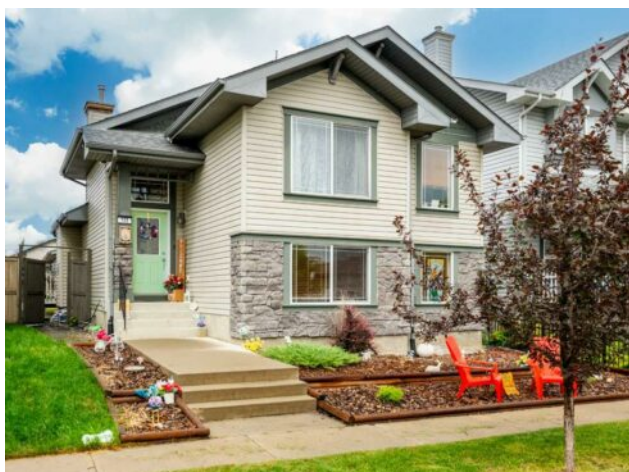


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
 OUELLETTE
 ASSOCIATE

780-831-7725
 jackadmin@gpremax.com

135 Prestwick Heath SE
 Calgary, Alberta

MLS # A2237551



\$599,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,095 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Vacu-flo AS-IS, (home owners do not currently use)

Over 1640ft of developed space in the only 4-level split home currently on the market in McKenzie Towne. This home is perfect for first time home buyers or those considering downsizing. Inside the spacious entranceway you will notice how the VAULTED CEILINGS enhance the bright & open floor plan. Kitchen offers MAPLE CABINETS a walk-in pantry and the recently added 3 door Stainless Steel fridge (2023). You can choose to eat at the breakfast bar, the open dining area or step outside to the maintenance free deck. Upstairs you will find 2 bedrooms and a spacious bathroom including a separate shower and OVERSIZED SOAKER TUB. The master bedroom easily FITS A KING SIZE BED with room to spare. The walk-in closet has additional built in drawers and shelving. The 3rd level offers a large family room, another bedroom and full bath. Enjoy the streams of NATURAL LIGHT FLOWING through the EXTRA LARGE WINDOWS WITH LEDGES wide enough for plants, flowers or pictures. The lowest level boasts a lot of ROOM FOR STORAGE with functional built-in metal shelving racks and a well lit massive crawl space. This entire level easily can be developed since 2 BIG EGRESS WINDOWS are already in place. The expensive upgrades have already been done for you! The NEW ROOF in 2019 and a NEW FURNACE and HOT WATER TANK were put in last October. Most appliances as well as CO2 and smoke detectors have been replaced in the last 9 years including: the WASHER/DRYER (2023) and the VENTED OVERHEAD MICROWAVE(2019). SUPERSIZED GARAGE 26ft x26ft (640 ft2), allowing for LARGE VEHICLES ,ROOM FOR A WORKSHOP AND ALL YOUR TOYS. It is wired for 220 and has roughed in-floor heating (just like the house). The property is situated close to churches, parks and 3 schools and offers convenient

access to all amenities and major roadways like Deerfoot Trail, 52 St. and Stoney Trail. Don't delay. Book a viewing today! Step into the light to thoroughly enjoy the beauty of owning a split level home