

**64 Prestwick Villas SE  
Calgary, Alberta**

**MLS # A2166732**



**\$489,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Skylight(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this spacious and inviting home, offering over 1,875 sq. ft. of thoughtfully designed living space! Enjoy an abundance of natural light throughout, with the highlight being the beautiful skylight in the kitchen – perfect for brightening up your mornings. This home has been well-maintained with a high-efficiency furnace and new roof, both updated in 2018, ensuring comfort and peace of mind for years to come. Whether you're looking for ample space to entertain or simply a place to call home, this property is sure to impress! Ideally located just minutes from South Trail Crossing, you'll have quick access to a variety of shops, restaurants, and everything you need for maximum comfort.