



GRASSROOTS
REALTY GROUP

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15168 Prestwick Boulevard SE
Calgary, Alberta

MLS # A2214266



\$669,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,738 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s)		

Inclusions: Propane heater (back deck), large planter on front porch, window rods and brackets, queen size murphy bed downstairs, all affixed shelving throughout the home and garage, security panel (Alarm contract has been disconnected), drying rack in laundry room, T.V. Bracket in living room with storage console, automatic locks (x3. Front door, back door, and garage)

Small Town Living in McKenzie Towne ~ Prestwick Village! This fantastic home offers one of the BEST floor plans available, featuring 4 bedrooms, 3.5 bathrooms, and over 2,500 SQ FT of developed living space with a spacious area for a HOME OFFICE ON THE MAIN FLOOR. Step into a BRIGHT front foyer that leads into a beautifully designed main level with rich HARDWOOD FLOORS throughout the OPEN-CONCEPT dining area and kitchen. The chef's kitchen boasts a centre island with breakfast bar, corner pantry, white cabinetry, stainless steel appliances, and a touch-activated kitchen faucet for added convenience. The cozy living room is bathed in NATURAL LIGHT thanks to large windows and is anchored by a warm GAS FIREPLACE. A sunlit den/office, 2-PIECE bathroom, and spacious laundry room complete the main floor. Upstairs, you'll find THREE generously sized bedrooms, a 4-PIECE bathroom, and a private primary suite with a WALK-IN closet and 4-PIECE ensuite. The FULLY FINISHED BASEMENT offers even more living space, including a FOURTH bedroom —with a versatile QUEEN-SIZE MURPHY BED for added flexibility., 3-PIECE bathroom, expansive REC ROOM, and plenty of STORAGE. **ADDITIONAL UPDATES: Comfort is key year-round with CENTRAL AIR CONDITIONING, which was added in 2018, and the garage has been fully DRYWALLED & INSULATED, offering more FUNCTIONALITY and comfort for HOBBIES OR STORAGE. For added PEACE OF MIND, THE FURNACE AND SHINGLES WERE ALSO REPLACED IN 2018 (upgrade dates provided by the previous owner). A BRAND NEW HOT WATER TANK INSTALLED MAY 2025. NEW DISHWASHER MAY 2025.** Outside, enjoy the LANDSCAPED BACKYARD with a stunning, mature chokecherry tree—a perfect

setting for evening relaxation or summer entertaining on the rear deck. A PROPANE PATIO HEATER (included with the property), GAS BBQ HOOKUP, and NEW PAVING STONES throughout the backyard make this space IDEAL for gatherings. The DOUBLE DETACHED GARAGE is complemented by a PAVED RV PARKING PAD 25' 8" x 8' 11", and the entire home features KEYLESS entry on all locks for CONVENIENCE and SECURITY. Located just STEPS away from Prestwick Fountain PARK and within easy walking distance of all the AMENITIES of McKenzie Towne High Street, 130th Avenue, and Deerfoot TRAIL—this move-in ready gem truly checks all the boxes! **A HOME INSPECTION WAS COMPLETED FOR YOUR PEACE OF MIND APRIL 25TH, 2025.** Looking forward to welcoming you home!