



GRASSROOTS
REALTY GROUP

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15040 Prestwick Boulevard SE
Calgary, Alberta

MLS # A2241093



\$449,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,378 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	Recessed Lighting, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 463
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: Garage Remote(s)

Open House: Sat July 19 2:00pm-4:00pm. Welcome to your dream home in the heart of McKenzie Towne—ideally located directly across from a beautiful park, playground, and the iconic Prestwick Fountain! This stylish and immaculately maintained 2-storey townhome offers the perfect balance of comfort, convenience, and community. A true hidden gem, this property features a private fenced yard, double detached garage, and a fully finished basement complete with a spacious 2-piece bathroom, laundry area, and dedicated storage. Whether you need a home theatre, rec room, hobby space, office, or even a third bedroom, the basement is ready to meet your needs. On the main floor, you’ll love the bright, open-concept layout with a chef-inspired kitchen showcasing an oversized center island, extended cabinetry, under-cabinet lighting, tiled backsplash, and a corner pantry—perfect for entertaining or casual family meals. The bright and sunny living room includes a corner fireplace and opens onto a sunny backyard patio and green space—ideal for morning coffee or summer BBQs. Upstairs, discover two generously sized primary bedrooms, each complete with walk-in closets and their own private ensuites (one 3-piece, one 4-piece). Both bedrooms easily accommodate king-size beds, offering flexibility for families, guests, or roommates. All of this within walking distance to McKenzie Towne School, St. Albert the Great School, parks, shopping, playgrounds, walking paths, and transit. Opportunities like this don’t come often—book your showing today and fall in love with everything this home has to offer! Call today to book a private viewing