



GRASSROOTS
REALTY GROUP

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15128 Prestwick Boulevard SE
Calgary, Alberta

MLS # A2266507



\$689,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Radiant	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

2 main floor offices, a fitness room, a massive garage, AC, and 4 bedrooms! This fresh, bright, and clean 2-storey home in sought-after McKenzie Towne is move-in ready. Pop through the front gate into the fenced front yard, up the porch stairs, and into the large entryway. 9-foot ceilings and a ton of windows make the entire space feel massive. Just inside, you'll find Office #1 on your right and Office #2 on your left. Both offices are perfect for work-from-home days, with space for a desk, credenza, bookshelf, and a big TV on the wall. They can also be used as a bedroom, dedicated dining room, or main-floor playroom. Continue down the hall into the spacious, open kitchen with tons of cabinet space, a full-sized pantry, and a family-sized island. The kitchen overlooks the oversized living room with a fireplace and room for even the biggest comfy couch. Head toward the rear past the full dining area, half bath, big mudroom, and main-floor laundry. The backyard is private and quiet—perfect for your dog, your kids, and drinks by the firepit. The garage is huge and was built to fit 2 vehicles plus a golf simulator or a full workshop. Back inside and upstairs, you'll find 2 large bedrooms, a main 4-piece bathroom, and an incredibly spacious primary bedroom with an ensuite that includes double sinks, a soaker tub, and a separate shower. The basement is fully finished with a dedicated fitness room (no more gym membership!), a flex area (could be a wet bar), a huge rec room, a 4th large bedroom, and a 3-piece bathroom. Christmas move-in is negotiable—don't wait to see it!