



GRASSROOTS
REALTY GROUP

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15209 Prestwick Boulevard SE
Calgary, Alberta

MLS # A2280032



\$699,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,563 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Landscaped, Low Ma		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

UPDATE LIST: New LVP Flooring on Main Floor (2026), Roof (2019), Hot Water Tank (2020), Furnace (2021), Hoodfan (2024), Garage Control (2024), Microwave Oven (2024). Electric and Plumbing have both been updated by previous owner as well. Also FEATURING: 2 Gas Fireplaces, Central Air Conditioning, Irrigation system, Water Softener, Rear Oversized Double Attached Garage, 4 Bedrooms UP, 2nd Floor Laundry Room and Potential for future basement development by the next owner. Welcome to 15209 Prestwick Boulevard SE – A Family Home with Space, Comfort, and Community This beautifully maintained two-storey home in the heart of McKenzie Towne offers more than just living space – it offers a lifestyle. With an attached oversize double garage, a functional layout, and a community full of amenities at your doorstep, this home is perfect for families or anyone looking to balance comfort with convenience. Step inside and you’ll find a warm, open-concept main floor. A double-sided gas fireplace connects the bright living room with a versatile front flex space – perfect for an office, playroom, or dining area. The kitchen is a true hub of the home, featuring granite counters, stainless steel appliances, hardwood flooring, and plenty of room to cook and gather. Upstairs, you’ll discover FOUR full bedrooms – a rare find in McKenzie Towne. The primary bedroom is a private retreat with hardwood flooring, double sinks, quartz counters, a jetted soaker tub, and a separate shower. The additional oversized bedroom, complete with its own fireplace and office/study corner, makes for a cozy personal haven, while the other two bedrooms offer plenty of space for family or guests. The lower level is partially finished with electrical and framing, offering a head start for future development. Whether you envision a recreation space, home

gym, or additional living area, the basement is a blank canvas ready to bring your vision to life. Outside, the fully fenced backyard is landscaped for both beauty and function, with a deck for summer barbecues and a sprinkler system to keep everything lush and green. Why McKenzie Towne? This sought-after community is designed with small-town charm in mind. Tree-lined boulevards, walkable pathways, and vibrant gathering spots make it a neighborhood where families thrive. You'll be close to multiple schools, parks, and Inverness Pond — perfect for evening strolls or weekend bike rides. Just minutes away, 130th Avenue offers everything you need: grocery stores, restaurants, coffee shops, gyms, and major retailers. Easy access to Deerfoot Trail and Stoney Trail means quick commutes across the city, and South Health Campus is only a short drive away. With four bedrooms upstairs, flexible living spaces, and future basement development potential, this home delivers both immediate comfort and long-term value — all in one of Calgary's most beloved communities. Contact your favorite realtor today to book a showing before it is gone!