



**15172 Prestwick Boulevard SE  
Calgary, Alberta**

**MLS # A2290454**



**\$849,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,938 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		

**Inclusions:** N/A

**\*RARE TRIPLE CAR LEGAL CARRIAGE SUITE\*** Immaculate, beautifully maintained, and originally designed as a show home, this standout property blends architectural charm, modern upgrades, and incredible flexibility with a fully separate carriage house suite above a triple garage. Set along a picturesque tree-lined boulevard in a highly walkable community, the home immediately captures attention with elegant black cast-iron railing, front aluminum fencing with gate, extensive cement walkways, and a rare full wrap-around veranda that gives the home a true estate-like presence from the curb. Inside, the welcoming front foyer opens to bright front-to-back sightlines with natural light pouring through large windows. A built-in office or den sits just off the entry, while a formal dining room provides flexibility and could easily convert into a main-floor bedroom for multigenerational living. The main level showcases high-quality luxury vinyl flooring from Divine Flooring—durable for everyday living while preserving the original maple hardwood floors underneath for those who may wish to restore them. The kitchen features full-height cabinetry, upgraded counters, sink and faucet, while extensive built-ins throughout the home add thoughtful storage and design continuity. A private mudroom and tucked-away half bath complete the level. Upstairs, large bedrooms offer comfortable living, including a spacious primary retreat that greets the morning sun from the east. The ensuite features a large soaker tub and upgraded finishes, while the walk-in closet provides generous storage. A convenient upper-level laundry room includes cabinetry, counter space, and newer washer and dryer. Major mechanical updates include roof, fascia and gutters (approximately 5 years), two hot water tanks, two separate air conditioning units, newer carpet, and freshly painted ceilings, trims, doors

and walls. The unfinished basement offers a blank canvas for future development. A true highlight of the property is the triple garage with carriage suite above. The garage is thoughtfully divided with two bays for the main home and a private bay for the suite. A side-mounted garage door opener was installed to ensure exceptionally quiet operation for the suite bedroom above. The legal carriage house suite features vaulted ceilings with skylight, maple hardwood flooring, full-height cabinetry, and abundant natural light. Large south-facing patio doors open onto a private balcony, creating a bright and welcoming space ideal for guests, extended family, or rental income. With architectural character, thoughtful upgrades, and rare flexibility, this former show home offers a unique opportunity for multigenerational living, income potential, or simply a home that stands apart from the rest.