

# **\$679,000 - 15168 Prestwick Boulevard Se, Calgary**

MLS® #A2214266

**\$679,000**

4 Bedroom, 4.00 Bathroom, 1,738 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

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. \*\*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!

Built in 2001

**Essential Information**

MLS® #	A2214266
Price	\$679,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,738

Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	15168 Prestwick Boulevard Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3W1

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	3
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Chandelier, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Masonry, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	14
Zoning	DC
HOA Fees	226
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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