

15225 PRESTWICK Boulevard, Calgary T2Z 3L3

MLS®#: **A2159592** Area: **McKenzie Towne** Listing Date: **08/21/24** List Price: **\$734,900**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **4,047 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,096**  
 Low Sqft:  
 Ttl Sqft: **2,096**

DOM

**28**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard**  
 Park Feat: **Additional Parking,Alley Access,Double Garage Attached,Driveway,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Standard,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Concrete,Stone,Vinyl Siding**  
 Flooring: **Carpet,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`5" x 7`3"	2pc Bathroom	Main	3`1" x 7`8"
Laundry	Main	7`0" x 7`5"	Den	Main	9`1" x 11`0"
Kitchen	Main	11`5" x 11`6"	Dining Room	Main	10`0" x 9`5"
Pantry	Main	4`0" x 4`0"	Living Room	Main	16`3" x 11`8"
Other	Main	10`10" x 9`3"	Porch - Enclosed	Main	5`6" x 19`8"
Bonus Room	Second	15`7" x 15`7"	Bedroom	Second	8`11" x 11`1"
Bedroom	Second	11`1" x 9`7"	Bedroom - Primary	Second	14`0" x 11`1"

<b>Walk-In Closet</b>	<b>Second</b>	<b>3`9" x 7`6"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`11" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`6" x 4`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>14`8" x 14`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`3" x 10`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`0" x 9`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`5" x 5`4"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`0" x 8`2"</b>
<b>Storage</b>	<b>Basement</b>	<b>5`11" x 15`11"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **DC**  
Legal Desc: **9811599**

Remarks

Pub Rmks: **REDUCED PRICE TO SELL!! Welcome to this stunning home in the sought-after community of McKenzie Towne! With abundant amenities & Victorian, Craftsman & Georgian architecture, it's no surprise that the Urban Land Institute named M.Towne the TOP 26 Master Planned community in the WORLD. This gorgeous property offers an abundance of features that are sure to impress. Upon entry, you will notice the spacious and inviting main level with hardwood floors throughout. The kitchen is a chef's dream, with ample counter space and plenty of storage. The open-concept layout allows for seamless entertaining and family gatherings. The living room features a charming fireplace, creating a cozy and warm atmosphere. Featuring a Den or office with plenty of openness and natural light, this space can easily be converted into an additional bedroom for very large families. Step outside and be wowed by the meticulously landscaped and fenced yard. With an abundance of windows throughout the main level and second level open to the front foyer, natural light floods the home, creating a bright and inviting atmosphere. The location of this home is truly exceptional, providing easy access to the popular water park, perfect for summer fun with the family. Schools are also within walking distance, making this an ideal home for families. The master bedroom is a retreat in itself, complete with an ensuite bathroom and soaking tub, offering a private oasis for relaxation. The fully finished basement is a versatile space, featuring a four-piece bathroom, a spacious storage area, a flex room ideal for a media space, as well as two large bedrooms. This home is located in a vibrant, family-friendly community. It offers easy access to great trails and bike paths, perfect for outdoor activities. Deerfoot Trail and 52nd Street are both easily accessible, providing quick and convenient transportation options. Calgary Transit also has a very convenient stop. For shopping and dining, you have the local pubs and High Street shops within walking distance of your home. The full-service South Trail Shopping District on 130th Ave. has everything you could possibly need. The Seton Retail District is also just a short drive away, and includes shops, restaurants, the YMCA, and the South Calgary Health Campus. Everything you need is within walking distance. Additional highlights of this home include a newer roof, newer water tank, and newer appliances. Upstairs, you will find a spacious bonus room. Don't miss out on this incredible opportunity. This home won't last long in this market. Schedule a showing today and make this your dream home in McKenzie Towne!**

Inclusions: **NA**  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**