



THE
A-TEAM

**RE/MAX
FIRST**

15225 PRESTWICK Boulevard, Calgary T2Z3L3

MLS®#: **A2176187** Area: **McKenzie Towne** Listing Date: **10/29/24** List Price: **\$709,900**
 Status: **Active** County: **Calgary** Change: **None** 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

24
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

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

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"	Laundry	Main	7`0" x 7`5"
Kitchen	Main	11`5" x 11`6"	Pantry	Main	4`0" x 4`0"
Other	Main	10`10" x 9`3"	2pc Bathroom	Main	3`1" x 7`8"
Den	Main	9`1" x 11`0"	Dining Room	Main	10`0" x 9`5"
Living Room	Main	16`3" x 11`8"	Covered Porch	Main	5`6" x 19`8"
Bedroom	Second	11`1" x 9`7"	Walk-In Closet	Second	3`9" x 7`6"
4pc Bathroom	Second	7`6" x 4`11"	Bedroom - Primary	Second	14`0" x 11`1"

4pc Ensuite bath	Second	7`11" x 11`7"	Bedroom	Basement	11`3" x 10`3"
Furnace/Utility Room	Basement	7`5" x 5`4"	Storage	Basement	5`11" x 15`11"
Game Room	Basement	14`8" x 14`2"	Bedroom	Basement	9`0" x 9`1"
4pc Bathroom	Basement	7`0" x 8`2"	Bonus Room	Second	15`7" x 15`7"
Bedroom	Second	8`11" x 11`1"			

Legal/Tax/Financial

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

Zoning:
DC

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY NOV 10, 2024 - 11 1am to 1 pm - Welcome to this stunning home in the sought-after community of McKenzie Towne! With abundant amenities & Victorian, Craftsman & Georgian architecture. 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 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. 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: **none**
 Property Listed By: **eXp Realty**

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











