

15172 Prestwick Boulevard SE
Calgary, Alberta

MLS # A2290454



\$875,000

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

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

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.