



GRASSROOTS
REALTY GROUP

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**5 Heritage Drive
Penhold, Alberta**

MLS # A2322253



\$499,900

Division:	HawkrIDGE Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,284 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, T.V. wall mount-Living room, gazebo.		

If you're looking for a bright and modern open concept fully developed home on a large south facing PIE LOT, 5 Heritage Drive could be it!! The inviting covered front entry opens into a spacious tiled foyer, with a built-in bench, shelving, plenty of natural light, and soaring ceilings. The open concept main floor includes vaulted ceilings and expansive south facing windows, flooding the space with natural light. The kitchen offers a perfect layout with generous counter space, a center island with a raised eating bar, a full tile backsplash, a walk-in corner pantry, and NEW STAINLESS APPLIANCES! The dining room is perfect for hosting large gatherings, with garden door access to the south facing, two tiered deck and backyard. There is a nicely connected and elegant living room featuring beautiful hardwood flooring, a feature gas fireplace, complete with a mantle, tile surround and lighted niche. There is a conveniently located main floor bedroom - perfect for kids or guests, or an ideal main floor office plus a full 4 piece main bathroom. The open staircase overlooks the main floor and leads to the primary bedroom, spacious enough to comfortably fit a king sized bed plus furniture, and features a generous walk-in closet with built in organizers and a spa-like ensuite complete with a corner tub and separate shower. Wide stairs lead to the fully finished basement with new vinyl plank flooring, roughed in floor heat, and large above-grade windows that fill the space with natural light. There is a generously sized family room, perfect for relaxing or entertaining. The basement also includes a spacious third bedroom, a stylish 3 piece bathroom with a walk-in shower and built-in shelving, plus laundry and ample storage space. Other great features include; Central air conditioning, central vacuum roughed in, upgraded sound proofing/insulation in the family room, and hot water on demand. Parking

needs are taken care of with an attached double garage including two overhead doors. Enjoy the privacy with no rear neighbours this home backs onto a green belt with a walking trail that winds through town and connects to the new recreation area, offering fishing, sports courts, an all-wheels park, and the multiplex, as well as the secondary school and future middle schools. Enjoy life in the family-friendly community of Penhold, you'll be just minutes from multiple parks, playgrounds, schools and convenient shopping, all while being a short drive south of Red Deer.