



GRASSROOTS
REALTY GROUP

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**67 Penland Way NE
Medicine Hat, Alberta**

MLS # A2323989



\$939,900

Division:	Park View		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,072 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, City Lot, Irregular Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: POOL TABLE & ACCESORIES, LIVING ROOM TV, PRIMARY BR TV, CHINA CABINET, DINING TABLE, STUDY DESK, GARAGE FRIDGE & FREEZER, UG SPRINKLERS & TIMER, HOT TUB

Welcome to 67 Penland Way NE — a one-owner custom built home offering an impressive 3,072 sq ft above grade with a fully developed basement totaling 4,413 sq ft of beautifully maintained living space. Pride of ownership is evident throughout this property, with numerous renovations and updates completed over the years to keep the home current in both style and design. The main floor features a spacious open-concept layout with formal dining area, breakfast nook, family room, living room, den, and convenient main floor laundry. The upper level hosts 3 generous bedrooms including a stunning primary suite complete with an amazing ensuite, walk-in closet, and an open-to-below feature that adds to the grand feel of the home, along with an additional 4-piece bathroom. The fully developed basement offers even more living space with a large family room, recreation area, oversized bedroom with walk-in closet, and exceptional storage options. Additional features include zone heating, 2 hot water tanks, and a fully finished and heated 26' x 26' garage. Step outside and enjoy the screened-in deck overlooking the huge, beautifully cared for yard — perfect for relaxing or entertaining. An outstanding executive property that has been exceptionally cared for inside and out — call today, this one won't last long!