



GRASSROOTS
REALTY GROUP

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**30 Henderson Crescent
Penhold, Alberta**

MLS # A2326124



\$495,000

Division:	HawkrIDGE Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: -

Zoning: R1-A

Utilities: Electricity Connected, Natural Gas Connected

Features: Central Vacuum, Chandelier, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE (2) , STOVE (2) , DISHWASHER (2) , MICROWAVE, WASHER, DRYER, BLINDS

LEGALLY SUITED ~ FULLY DEVELOPED 3 BDRM, 3 BATH BI LEVEL WITH A WALKOUT BASEMENT ~ DOUBLE ATTACHED GARAGE + OFF STREET PARKING PAD ~ WEST FACING BACKYARD ~ Covered entry welcomes you and leads to a sun filled foyer ~ Open concept main floor layout complemented by high ceilings offers a feeling of spaciousness ~ The living room features large east facing bay windows that overlook the front yard and offer tons of natural light ~ The dining space can easily host a large family gathering ~ The u-shaped kitchen offers a functional layout with plenty of dark stained cabinets loaded with pots and pan drawers, ample counterspace, full tile backsplash, windows above the kitchen sink, a wall pantry and garden door access to the 16 x 12 deck with aluminum railings ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a walk in closet and a 4 piece ensuite ~ Additional main floor bedroom conveniently located next to the 4 piece main bathroom ~ Fanned stairs leads to a landing with room for a home office or storage space ~ Shared laundry can be accessed from either suite ~ The legal suite offers a 16 x 12 covered patio that leads to the open concept main living space with large above grade windows with a generous size living room, dining space and u-shaped kitchen with dark stained cabinets, plenty of counter space including an eating bar with pendant lights and a transom window, and stainless steel appliances ~ The bedroom has another large above grade window, built in cabinets and a large closet ~ Additional in suite storage ~ 4 piece bathroom with access to the laundry room ~ Other great features include; operational in floor heat, central vacuum, original owner, non smoking home ~ Double attached garage is insulated and finished with drywall, has a floor

drain and a man door to the front yard ~ The west facing backyard is landscaped, has a large gravel parking pad and back alley access ~ Located steps to a shopping plaza with restaurants, pharmacies, IGA and more, with easy access to walking trails, parks, playgrounds, schools and the multiplex.