



GRASSROOTS
REALTY GROUP

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**217 Augustus Way
Penhold, Alberta**

MLS # A2327998



\$599,900

Division:	Palisades		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,147 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Gazebo, Landscaped		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: all TV mounts, shed, all shelving in house and garage attached to walls (except bonus room shelving)

Welcome to this beautifully maintained 2018 two-storey home situated on an oversized corner lot in Penhold! Offering over 2,100 sq. ft. above grade plus a professionally developed basement (2025 with permits), this home combines modern style with exceptional functionality. The bright open-concept main floor features white cabinetry to the ceiling, quartz countertops, a Silgranit sink, walk-through pantry, stainless steel appliances, and garden doors leading to the spacious deck and fully fenced backyard. Upstairs you'll find a generous bonus room, sound-insulated laundry with solid-core doors, three bedrooms including a spacious primary retreat with a walk-in closet and luxurious ensuite complete with double sinks, soaker tub, separate shower, and quartz countertops. The newly finished soundproofed basement provides two additional bedrooms, a 4-piece bathroom, family room, extra laundry hookups, and mechanical room. Additional highlights include central air conditioning, triple-pane windows, roughed-in central vacuum, attached and finished double garage with abundant built-in shelving, yard has extended deck space, RV parking, & storage shed. A move-in-ready family home offering space, quality, and thoughtful upgrades in one of Penhold's most desirable neighbourhoods.