



GRASSROOTS
REALTY GROUP

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**18 Hanson Green
Penhold, Alberta**

MLS # A2328478



\$410,000

Division:	HawkrIDGE Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,292 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry		
Inclusions:	N/A		

This fully finished home with walk out basement shines like new, Set in a sought-after location just a short drive to the Multiplex, schools, and shopping, this home is also within walking distance to schools and situated across from a park where you can watch your kids play right from the window. You're welcomed inside by an open, family-friendly layout with large windows that bring in tons of natural light. The living room flows into the dining area and beautiful kitchen, which boasts a large island with seating, two pantries, newer appliances, and gorgeous dark-stained cabinetry. Toward the back door, you'll find a trendy powder room and a cozy boot room. Outside, a large deck is perfect for entertaining, along with a beautifully landscaped, spacious backyard, back alley access, and a double parking pad — plus room to design and build a detached garage exactly to your needs. Upstairs, the huge primary bedroom easily fits a king-size bed and furniture, complete with a convenient 4-piece ensuite. Two more bedrooms and a 4-piece bathroom complete the upper level. You will also enjoy the central A/C, Roughed in-floor heat , a new hot water tank, and alarm system .This home has all the bells and whistles. Take advantage of everything Penhold has to offer — small-town charm with all the amenities — in a home that's sure to exceed all your expectations. You can't beat this location!"