



GRASSROOTS
REALTY GROUP

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**153 Norseman Close
Penhold, Alberta**

MLS # A2332683



\$619,300

Division:	Oxford Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,763 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Heat		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-BG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 153 Norseman Close, ideally located directly across the street from Penhold's Multiplex Facility. Built by Shantro Developments, a local builder known for outstanding quality, attention to detail and thoughtful extras, this brand-new two-storey offers approximately 1,763 sq. ft. of beautifully designed living space. The bright, open-concept main floor features an impressive kitchen with ceiling-height shaker-style cabinetry, quartz countertops, a full tile backsplash, a generous island with seating and an exceptional assortment of pull-out storage. A walk-through pantry connects the kitchen to a thoughtfully designed mudroom complete with a built-in bench, hooks and additional cabinetry. The kitchen flows into the dining and living areas, where large windows fill the home with natural light. A striking floor-to-ceiling slatted feature wall with an electric fireplace and mantel creates a beautiful focal point. A convenient two-piece bathroom completes the main level. Upstairs are three spacious bedrooms, including a generous primary suite with a large walk-in closet and private four-piece ensuite. Two additional bedrooms and another four-piece bathroom complete the sleeping area. The oversized second-floor laundry room is exceptionally well designed, with abundant cabinetry and storage to keep everything organized and close at hand. The basement is partially finished, offering a head start on future development, and includes roughed-in in-floor heating. Additional features include central air conditioning, a high-efficiency furnace, HRV system, humidifier, power-vented 50-gallon hot water tank and triple-pane windows. The impressive 26'6" x 22'7" attached garage is insulated, heated and fully finished, with bright overhead lighting, a floor drain, exhaust fan, exterior window, side door and hot and cold water. Outside, enjoy a low-maintenance

Trex deck with aluminum railings and plenty of space to personalize the backyard. New Home Warranty and a kitchen appliance cash allowance are included. With its stylish finishes, exceptional storage, quality construction and convenient location across from the recreation centre, this move-in-ready home stands apart from the rest.