



**GRASSROOTS**  
REALTY GROUP

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**136 Hollman Close  
Penhold, Alberta**

**MLS # A2213637**



**\$569,900**

<b>Division:</b>	Hawkrigde Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency, In Floor Roughed-In, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	r1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** top soil to grade, concrete driveway & front sidewalk

IMMEDIATE POSSESSION & in a great neighborhood! This brand new FULLY FINISHED modified bi-level built by Asset Builders Corp. is located in the established Hawkrigde subdivision, a 2 min walk to the Rec Centre & only a short walk to groceries, restaurants & fuel, close to Highway 2 or 2A for those who commute! 4 bedroom, 3 bath home is the perfect size home for your family with TRIPLE attached garage & back yard w/back lane for any RV's, boats or space for Fido! Step up on the 5'x6' verandah into this spacious entryway that you will appreciate. Up to the main level which features natural light streaming through many triple paned windows throughout the home. Kitchen features quartz countertops & 4 upgraded appliances. The open floor plan, done with easy to maintain upgraded vinyl planking on this level is great for entertaining & families with the nice flow between the great room w/pretty electric fireplace & dining & kitchen. Plus a full bath & bedroom on this main level, perfect for a home office. Upstairs is the nice sized primary bedroom with a full ensuite & walk in closet with window for extra light. Downstairs is super bright & has 2 good sized bedrooms, family room area & another full bath. Underfloor heat roughed in. Back deck is 16'x10' w/metal railing. GST is included with any rebate to builder. Triple garage is insulated & drywalled & ready for all your belongings. Top soil to grade included.