



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**256 Penbrooke Close SE**  
**Calgary, Alberta**

**MLS # A2247324**



**\$575,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

This beautiful fully upgraded bungalow sits on a quiet street in Penbrooke Meadows. The main floor features a bright, open layout with modern finishes, featuring quartz counter tops, laminate flooring and new windows throughout. The fully finished basement offers it's own separate entrance. An oversized double heated garage with an 8-foot overhead door easily accommodates large trucks or vans. Recent upgrades include a HIGH-EFFICIENCY FURNACE (2017), NEWER SHINGLES on the house (2020), and BRAND-NEW SHINGLES on the garage (2024). Outside, this property truly shines with an expansive yard and generous RV and Trailer parking. The exterior has been freshly updated with new acrylic stucco on the side and back of the home, providing a modern look along with long-lasting durability and low maintenance. Move-in ready and packed with value, this home is PRICED TO SELL!