



**GRASSROOTS**  
REALTY GROUP

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## 6 Henderson Crescent Penhold, Alberta

**MLS # A2247835**



# \$435,000

<b>Division:</b>	HawkrIDGE Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,035 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Road		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS, A/C, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, SHED, TV WALL MOUNT (2)

FULLY DEVELOPED 3 BEDROOM, 3 BATHROOM BUNGALOW ~ HEATED DOUBLE DETACHED GARAGE & RV PARKING ~ SUNNY SOUTH FACING BACKYARD ~ AIR CONDITIONING ~ A large covered front veranda welcomes you and leads to the welcoming foyer ~ Vaulted ceilings in the main living areas creates a feeling of spaciousness ~ The living room features a large window that fills the space with natural light, and is centred by a cozy fireplace with built in shelving ~ The kitchen offers a functional layout with plenty of dark stained wood cabinets, ample counter space including an island with an eating bar, full tile backsplash, walk in corner pantry and a window above the sink overlooking the backyard ~ Easily host large gatherings in the generous size dining room with a garden door to the south facing deck and backyard ~ The primary bedroom can easily accommodate a king size bed, plus multiple pieces of furniture, has a spacious walk in closet with built in organizers, and a 4 piece ensuite ~ Additional main floor bedroom is also a generous size with ample closet space, and has large windows that fill the space with natural light ~ 4 piece main floor bathroom ~ Huge storage closet with built in shelving conveniently located just off the main bathroom ~ Fully finished basement with operational in floor heat and high ceilings ~ L-shaped family room has tons of space and offers flexibility to suit your needs ~ 3rd bedroom can easily accommodate a king size bed plus furniture ~ 3 piece bathroom ~ Bright laundry space with front load laundry pair ~ The backyard is fully fenced with back alley access, landscaped with well established trees offering shade and privacy, plus plenty of grassy yard space, and a shed for storage ~ HEATED 24' x 24' detached garage , and a gravel parking pad with space for an RV ~ Excellent location; steps to parks, playgrounds, walking

trails, schools (all grades), convenient shopping plaza loaded with amenities, multiplex, close to highway access.