



GRASSROOTS
REALTY GROUP

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**129 Mann Drive
Penhold, Alberta**

MLS # A2254862



\$498,500

Division:	Park Place		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,375 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: N/A

This Modified Bi-Level is a Former Show Home Located on a Large Corner Lot in a Newer Subdivision in Penhold / with Easy Access to All Amenities / Sport Facilities / Parks / Schools / Playgrounds. Quick and convenient access to all major roads in and out of Penhold. The moment you enter this home you will feel the Welcoming Vibe it Offers. Boasting 9 ft ceilings / with Extra Windows throughout / this Home is filled with Natural Light and has a Bright, Open Flow. The Kitchen Features a Pantry / U-Shaped Counter / Lunch Bar — making it ideal for Cooking and Entertaining. Enjoy your Morning Coffee on the East-Facing Deck / Overlooking a Green Space. The Modified Bi-Level Design includes a Spacious Master Bedroom / Walk-in Closet / Ensuite. This 1426sqft Home boasts 3 bedrooms and two baths. The lower level continues the flow with a Theatre Room / Surround Sound. The basement also offers additional space that can be developed into Bedrooms / Bathroom / or tailored to your Lifestyle. The 24 x 24 Finished Garage is Painted / Electric Base-Board-Heated / and ready for use. Over time, the owner has added Decorative Rock / Shrubs / Trees [with a one-year warranty]. There is also an 8x10 Vinyl Garden Shed for storage of your garden equipment. This Home has been lived in very lightly and is in Like-New Condition! Easy to Show / Quick Possession Available.