



**GRASSROOTS**  
REALTY GROUP

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**791 Penbrooke Road SE**  
**Calgary, Alberta**

**MLS # A2276172**



**\$499,000**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Off Street, Oversi		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, No Smoking Home, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

This TRULY SPECTACULAR " CORNER BI-LEVEL HOME " Offers a RARE and EXCEPTIONAL OPPORTUNITY to own a home that DELIVERS on SPACE, FUNCTIONALITY, COMFORT and TIMELESS APPEAL. Featuring " FOUR SPACIOUS BEDROOMS " , TWO FULL BATHROOMS, and TWO BEAUTIFULLY DEFINED LIVING AREAS, the thoughtfully designed layout provides INCREDIBLE FLEXIBILITY for COMFORTABLE EVERYDAY LIVING, MULTIGENERATIONAL NEEDS, and EFFORTLESS ENTERTAINING. There is TRULY PLENTY of SPACE FOR THE ENTIRE FAMILY to Relax, Gather, and Grow. At the HEART of the HOME, the WELL-APPOINTED KITCHEN and DINING AREA CREATE a warm and welcoming Environment Perfect for daily meals, holiday celebrations, and memorable family gatherings. ABUNDANT NATURAL LIGHT ENHANCES the home's inviting atmosphere, while the FLOWING LAYOUT ENSURES a SEAMLESS CONNECTION between living spaces, making both ENTERTAINING and QUIET EVENINGS at Home EQUALLY ENJOYABLE. ONE of the HOME'S MOST IMPRESSIVE FEATURES is the " OVERSIZED 25' 4" x 23' 5" DOUBLE CAR GARAGE " , Offering EXCEPTIONAL VERSATILITY and VALUE. Ideal for MULTIPLE VEHICLES, RECREATIONAL EQUIPMENT, SEASONAL STORAGE, or a FULLY FUNCTIONAL WORKSHOP, this EXPANSIVE GARAGE PROVIDES YEAR-ROUND CONVENIENCE, SECURITY, and PEACE of MIND for today's ACTIVE LIFESTYLE. Step outside to a PRIVATE and GENEROUSLY SIZED YARD, offering the PERFECT OUTDOOR RETREAT for SUMMER BBQs, Entertaining guests, Children's Play, or SIMPLY UNWINDING in your OWN TRANQUIL SPACE. The CORNER

LOT LOCATION&nbsp;ENHANCES PRIVACY, CURB APPEAL, and OVERALL DESIRABILITY, Setting this home APART from the REST. Ideally situated NEAR SCHOOLS, PARKS, Shopping, Public Transportation, and ALL ESSENTIAL AMENITIES, this HOME Delivers an OUTSTANDING BALANCE of COMFORT, CONVENIENCE, and LONG-TERM VALUE. OPPORTUNITIES Like this are INCRESINGLY RARE. You will be hard-pressed to find a better offering. SCHEDULE your PRIVATE SHOWING Today and EXPERIENCE FIRSTHAND EVERYTHING this EXCEPTIONAL HOME has to OFFER Before it&rsquo;s GONE !!!