



GRASSROOTS
REALTY GROUP

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157 Penbrooke Close SE
Calgary, Alberta

MLS # A2284508



\$388,800

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	836 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: Resin shed in yard is newly installed and will stay.

Awesome starter home with the option to add on a MASSIVE TRIPLE GARAGE OR WORKSHOP AT THE BACK OFF THE ALLEY. ****HUGE PIE LOT**** This cute home offers 3 beds, 1 bath and spacious basement level with daylight windows. Kitchen is sunny with lots of windows and dining room faces the big patio door. Main floor with newer laminate floors and oversized windows. Bedrooms are a good size and have South facing windows. Downstairs you will find daylight windows that let in so much light. A huge bedroom and amazing family room. Lots of storage space and there is even a window in the storage room! (Use your imagination on what you could do with this extra space!) FURNACE AND WATER TANK JUST REPLACED. Roof done about 15 years ago. The yard is a dream for dogs and children alike. If you are a car guy- you will love the option to add a massive outbuilding or garage. Double gravel parking pad and 2 sheds come with the home.