GRASSROOTS REALTY GROUP

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66 Henderson Crescent
Penhold, Alberta

MLS # A2290633

$539,900

Division:	Hawkridge Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,687 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangula		

Heating:	High Efficiency, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1C
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Located in Hawkridge Estates in Penhold, this fully finished 2 storey offers no rear neighbours and is within walking distance to schools, parks, playgrounds, the Multiplex, and all of Penhold's local shopping amenities! Built in 2023, this home offers just under 1,700 square feet with thoughtful updates already in place including vinyl plank flooring, upper floor laundry, a fully finished basement, and a heated attached garage. The main floor offers a bright, open concept layout filled with natural light, along with a spacious foyer and a convenient 2 pce bathroom. The kitchen features modern grey cabinetry, stainless steel appliances, a large island with eating bar, and a convenient large walk-in pantry. The dining and living areas flow nicely together, making this a functional space for everyday living or entertaining. Upstairs you’ll find a large bonus room and three bedrooms, including a spacious primary suite with a walk-in closet and private 3 pce ensuite with shower. A full 4 pce bathroom serves the additional bedrooms, and the bonus room provides a great second living space or media room. You'll also appreciate the added convenience of upper floor laundry near the bedrooms. The finished basement adds even more flexibility with a large rec room, fourth bedroom, 4 pce bathroom, and extra storage space. Outside, the fully fenced yard offers plenty of space to enjoy, along with a rear deck, a separate dog run area, and wiring already in place for a future hot tub. With no rear neighbours behind, you’ll also appreciate the added privacy and open space. This move-in ready home offers an unbeatable location, and truly must be seen to be appreciated!

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