



**3 Hanson Green  
Penhold, Alberta**

**MLS # A2295623**



**\$444,900**

<b>Division:</b>	HawkrIDGE Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard		

<b>Heating:</b>	Central, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1-B
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautiful two-storey home in the growing community of Penhold. Showing like a show home, this well kept property offers a bright and functional layout that is perfect for families. The upper floor features three spacious bedrooms along with the convenience of upper floor laundry. The primary bedroom includes a walk in closet and a generous five piece ensuite, while a four piece bathroom serves the additional bedrooms. The main floor offers an open concept design with a large kitchen complete with a central island, plenty of cabinet space, and a dining area that flows nicely into the comfortable living room. Near the front entrance you will also find a dedicated office space that is perfect for working from home, along with a convenient two piece bathroom. The basement is currently undeveloped and ready for your ideas, giving you the opportunity to design and finish the space exactly how you want. Additional features include central air conditioning to keep you comfortable during the summer months. The home is located close to schools, parks, and walking trails, making it a great option for families looking for both comfort and convenience. A move in ready home in a great location that truly shows pride of ownership.