



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

260 Penswood Way SE
Calgary, Alberta

MLS # A2144268



\$645,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	826 sq.ft.	Age:	1974 (50 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, (C		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Low Maintenance		

Heating:	High Efficiency, Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Recessed Lighting, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Wet Bar		
Inclusions:	2nd Refrigerator		

Completely renovated top to bottom. Stripped to the studs and totally redone. The floorplan has been opened up for a great open feel. All new kitchen with quartz countertops and stainless steel appliances. Big open basement with a wet-bar and cold storage. All new luxury bathrooms with brand new everything. All new copper electrical throughout entire house right from the meter, with upgraded GFI breakers in a brand new 100 amp panel. All new plumbing throughout with new abs in-ground and PEX throughout. All drains have individual backflow valves. All new ductwork throughout with new venting in all bathrooms and the kitchen, integrated with the furnace to have a ventilation-on-demand with a switch next to the thermostat. All venting is direct to the outside with back-draft valves. New flooring, lights, hardware, fixtures; you name it. High-efficiency furnace. Brand new Rinai on-demand tankless hot water system. Vinyl windows and a good roof. Have you noticed that almost everything here is brand new? Oversized double garage with 220V and a natural gas supply that has a garage furnace rough-in, plus a huge concrete parking pad alongside. Big yard with a brand new fence. Brand new front porch. All trees just pruned by a certified abourist. This home is in a community-oriented neighbourhood with many long-term owners who look out for each other, and is move-in ready.