

1011 Penrith Crescent SE
Calgary, Alberta

MLS # A2238573

\$454,900



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|------------------|-----------------------------------------------------------|---------------|-------------------|
| Division: | Penbrooke Meadows | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 881 sq.ft. | Age: | 1971 (54 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Landscaped, Rectangular Lot, Treed | | |

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|--------------------|-----------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows | | |

Inclusions: Central Air and Shed

An excellent home with that Open floorplan that buyers appreciate, The kitchen has been modernized with quartz countertops, an abundance of counter space to the benefit of the family chef(s) and generous cupboard space along with the dishwasher in the kitchen island. The oversized stainless steel refrigerator is the most recent Star of the show. A recently installed, street facing front window serves up all the sunshine the family will appreciate. All windows with one exception have been replaced. The family dining room separates a walk-in pantry and the main floor living room. Two bedrooms up along with an upgraded 4 piece main floor bathroom. All hardwood floors upstairs sparkle under several of the upgraded lighting fixtures, Your basement is fully finished with a very large and inviting rec Room welcoming all in your leisure time. The lower bedroom includes a four piece ensuite.. Live in complete comfort with a modern feature you don't often find in a home of this size. It is such a pleasure to walk into or live in a home with the addition of a Central Air conditioner. This is also a perfect home if you have children and/or pets. The completely fenced back yard has some unique children's play structures and also keeps your pets safe. A bonus in the back yard is the 118 sq foot shed that includes electricity so is great for storage but also your private shop. Behind the shop there is another parking area and a possibility of removing the shed and erecting a single garage. You are located close to schools, shops and public transportation routes. Put this one on your must see list and have your agent arrange a showing today.