

**260 Augustus Way
Penhold, Alberta**

MLS # A2272164



\$519,900

Division:	Palisades		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated,		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	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:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Be the first owner of this brand new Laebon built 2 storey in the Palisades! Situated near a large park reserve with playgrounds, schools, and beautiful walking paths just steps away, this spacious 1860 sq ft plan offers a wide open living space with vinyl plank flooring, large windows, and modern finishes throughout. A nicely appointed kitchen offers raised two toned cabinetry, stainless steel appliances, quartz countertops, a large island with an eating bar, and a walk in pantry. The living area is bright and spacious, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find a spacious bonus room, two nicely sized kids rooms each with their own walk in closet, a shared 4 pce bathroom, and conveniently located laundry. The large primary suite offers a 4 pce ensuite with walk in shower, dual vanities, private water closet, and a spacious walk in closet. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for window coverings as well as a washer and dryer to make this a completely move in ready package. Front sod and rear topsoil to grade are completed. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. Immediate possession is available!