

**40 Douglas Close  
Penhold, Alberta**

**MLS # A2280029**



**\$444,900**

<b>Division:</b>	Park Place		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landsc		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		
<b>Inclusions:</b>	Gazebo, heat pump (furnace), TV wall mount (primary)		

This beautifully updated bi-level offers 4 bedrooms, 3 baths, and a bright, open floor plan perfect for family living. Recent upgrades include new shingles (2022), hot water tank (2019), and a furnace heat pump (2024). The main floor boasts a wide open layout with plenty of natural light. From the dining room you can access the rear, 2 level cedar wood deck (built 2024) which overlooks the rear, fully fenced yard. Downstairs features a spacious recreation room with gas fireplace, two additional bedrooms, and a full laundry/mechanical room. Enjoy the crab apple trees located in the rear yard, and here you will also find the detached, double garage perfect for your vehicles and toys. Garage is fully winterized and plumbed for gas heat, making it functional year-round. This amazing home with great value and comfort inside and out, is located on a quiet cul de sac, in the friendly community of Penhold. Call your favourite Realtor today to schedule your viewing.