

**157 Penbrooke Close SE  
Calgary, Alberta**

**MLS # A2284508**



# \$388,800

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Pie Shaped Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** Resin shed in yard is newly installed and will stay.

Awesome starter home with the option to add on a MASSIVE TRIPLE GARAGE OR WORKSHOP AT THE BACK OFF THE ALLEY. **\*\*HUGE PIE LOT\*\*** This cute home offers 3 beds, 1 bath and spacious basement level with daylight windows. Kitchen is sunny with lots of windows and dining room faces the big patio door. Main floor with newer laminate floors and oversized windows. Bedrooms are a good size and have South facing windows. Downstairs you will find daylight windows that let in so much light. A huge bedroom and amazing family room. Lots of storage space and there is even a window in the storage room! (Use your imagination on what you could do with this extra space!) FURNACE AND WATER TANK JUST REPLACED. Roof done about 15 years ago. The yard is a dream for dogs and children alike. If you are a car guy- you will love the option to add a massive outbuilding or garage. Double gravel parking pad and 2 sheds come with the home.