



THE
A-TEAM

**RE/MAX
FIRST**

1328 PENNSBURG Road, Calgary T2A2J9

MLS®#: **A2122867**

Area: **Penbrooke Meadows**

Listing Date: **04/14/24**

List Price: **\$529,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**
Lot Information
Lot Sz Ar: **5,231 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **825**
Low Sqft:
Ttl Sqft: **825**

DOM

35
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Landscaped,Level,Street Lighting,Pie Shaped Lot,Private**
Park Feat: **Double Garage Detached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Garden,Playground,Private Entrance,Private Yard,Storage**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Ceramic Tile,Laminate,Linoleum
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Smoking Home,Pantry,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`1" x 4`2"
Kitchen With Eating Area	Main	17`4" x 10`11"
3pc Bathroom	Second	4`11" x 7`4"
Bedroom - Primary	Second	13`8" x 12`0"
3pc Bathroom	Lower	10`6" x 7`10"
Family Room	Lower	19`4" x 13`11"

Room	Level	Dimensions
Living Room	Main	12`1" x 14`11"
Mud Room	Main	5`7" x 3`8"
Bedroom	Second	10`10" x 7`10"
Bedroom	Lower	12`10" x 11`2"
Furnace/Utility Room	Lower	8`11" x 7`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7682JK

Remarks

Pub Rmks:

~~ Back to Market ~~ COME and SEE this BEAUTIFUL and WELL-MAINTAINED 4-level split home in Penbrooke Meadows ! offering almost 1,500 SQUARE FEET of LIVING SPACE! The home features a DOUBLE-CAR GARAGE that will keep your cars safe and warm while providing EXTRA STORAGE SPACE. Additionally, there is a Long PARKING PAD on the side of the home for your EXTRA VEHICLES, TRAILERS, or RVs, which is a BiG BONUS. The main floor is BRIGHT and INVITING, with lots of NATURAL LIGHTS and WINDOWS, making it a GREAT PLACE TO RAISE A FAMILY. With great value for the price, you won't want to miss out on this OPPORTUNITY! As you enter the main level, you'll notice the BEAUTIFUL LAMINATE FLOORING THROUGHOUT ALL LEVELS. The spacious living and dining rooms are perfect for hosting large family gatherings. The kitchen HAS EVERYTHING YOU WOULD EXPECT in a HOME of this CALIBER, including beautiful OAK CABINETS, LARGE SIDEBBOARD STORAGE with a SERVING COUNTER, and BEAUTIFUL BLACK KITCHEN APPLIANCES, including a Samsung Over/Under Fridge, Smooth Top Stove, and Whirlpool Dishwasher and door access to the HUGE PRIVATE and FULLY FENCE BACKYARD, which is the PERFECT PLACE For relaxation, BBQs, entertainment, or for your kids to play. Upstairs, there is a LARGE MASTER BEDROOM with a HUGE, illuminated his and hers wardrobe closet, as well as a GOOD-SIZED SECOND BEDROOM. The third level features a LARGE FULL BATHROOM with a laundry area and a " THIRD LARGE and SUNNY BEDROOM ". The lower level is DEVELOPED and FEATURES a GOOD-SIZED FAMILY AREA, perfect for family movie nights and kids' play space. It is completed with SPRAY FOAM INSULATION, a GAS-EFFICIENT FIREPLACE, and HARD-WIRED CO and FIRE/SMOKE DETECTION. All the work was DONE PROPERLY with valid permits. This beautiful home is truly unlike anything else you can find. BOOK your private showing now and bring offers BEFORE it's GONE !!!

Inclusions:
Property Listed By:

N/A
MaxWell Canyon Creek

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











