

**228 Penbrooke Way SE**  
**Calgary, Alberta**

**MLS # A2257268**



**\$544,900**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** fridge, freezer, shed, curtain rods, all light fixtures, garage door opener remote control, mirror in hallway main floor and TV mount.

**\*\*BACK ON THE MARKET DUE TO FINANCING\*\*** Great family home with 5 bedrooms, 3 up and 2 down! This home has had many upgrades in recent years for you to enjoy. And the long list of upgrades includes: air conditioning, laminate flooring on the main, newer windows, updated bathrooms, a dishwasher, a new electrical panel, a new front door, a large fence in the back yard, newer vinyl siding, newer roof, and a new double garage. The main level has a nice layout, with newer laminate flooring throughout, a spacious living area and a large dining space with a door to the large back yard. The kitchen offers a backsplash and has a new dishwasher. Besides the 3 bedrooms up, there is a 4-pc bathroom on the main, also recently updated. The lower level offers another great family room with large, new windows for plenty of natural light. Here, two more bedrooms and a 3-pc, updated, bathroom makes this level complete. The garage was built in 2018. It is oversized, heated and insulated. In addition, there is a RV parking pad. The back lane is paved. With a nice 50 ft wide lot, the backyard offers a great space to enjoy and includes a shed and veggie box. The home is close to several schools and shops and has easy access to both Memorial Drive and Stoney Trail. A great place to call home so don't delay requesting a showing!