

256 Augustus Way
Penhold, Alberta

MLS # A2226265



\$499,900

Division:	Palisades		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Vinyl		
Roof:	Asphalt Shingle		
Basement:	Full, Unfinished		
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R1-A		
Utilities:	-		

Features: Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: N/A

BRAND NEW CONSTRUCTION | SEPTEMBER POSSESSION The Palisades in Penhold is ideally situated on a large park reserve with playgrounds, schools, and beautiful walking paths! This stylish Paxton two storey floor plan offers a wide open living space, large windows, 2nd floor laundry, and a large bonus room! The main floor features vinyl plank flooring throughout, and a beautiful two tone kitchen with quartz counter tops, stainless steel appliances, a large island with eating bar, and a large walk in pantry. The adjacent dining area offers access to the back deck through large sliding patio doors. Head upstairs to find two nicely sized kids/spare rooms that share a large 4 pce bath, and a large master bedroom with its own private 4 pce ensuite and huge walk in closet. The laundry room is large and bright, and the spacious bonus room gives you additional living space to enjoy. If you need more space, the builder can complete the basement development to their spec plan or your own custom design! Allowances for blinds and a washer & dryer can also be included at an extra cost to make this a fully move in ready home. Poured concrete driveway, front sod, and rear topsoil to grade are included and will be completed as weather permits. GST is already included in the purchase price. Live worry free thanks to a full 1 year builder warranty and a 10 year Alberta New Home Warranty. Taxes have yet to be assessed. This home has an estimated completion date of September 2025. Photos and renderings are examples from a similar home built previously and do not necessarily reflect finished and colours used in this home.