



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**44 Upland Street W  
Brooks, Alberta**

**MLS # A2239149**



**\$515,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Vaulted Ceiling(s)		

**Inclusions:** None

Visit REALTOR® website for additional information. This beautifully updated 4-level split offers space, comfort, and flexibility. The upper level has 3 bedrooms; the primary includes a 3-pc ensuite. The main floor features a kitchen, dining, and living area with vaulted ceilings for an open feel. The fully finished lower levels offer a family room, 2 more bedrooms, full bath, laundry, and storage. Enjoy central A/C, central vac, and a double garage with in-floor heat. All bathrooms and kitchen updated in the last 2 years with Quartz countertops. New carpet throughout (within 3 years). Large back deck, underground sprinklers, fenced yard. New shingles this spring. Recent renos make this home move-in ready for years to come. Rare chance to own this much functional space in a sought-after location!