



263 Upland Avenue
Brooks, Alberta

MLS # A2279537



\$409,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,126 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: Any shelving that is attached or not attached is included. All wall mounts are included.

This house hosts. It welcomes you in, takes your coat, and gives you space to settle before anything else happens. The entry is bright and open, the kind that handles arrivals easily and keeps things moving without pressure. It seats people comfortably in the large, light-filled living room upstairs, letting conversations start and warm up naturally. No one is rushed. No one feels crowded. The house gives everyone room to arrive before it shifts the night forward. It keeps the kitchen involved at all times. Dark modern cabinetry sets the mood, with newer, well-chosen appliances ready for everyday use. The island fills on its own, drawing people in and holding them there. Bar stools are claimed quickly, and conversation builds. The dining space stays close so no one ever feels removed from what's happening. It splits the evening when it needs to. A big rec room takes on game days, movie nights, and louder energy. Just off to the side, the bar-shaped bonus room lowers the lights and changes the tone. This is where voices drop, stories stretch, and time stops being tracked. The house runs both scenes at once and never loses control of the night. When people need a break, it gives them one. The bedrooms are calm and bright, offering a quiet place to retreat when the noise fades. It moves the gathering outside without fuss. The deck handles overflow. The concrete pad waits for future plans. Brand new vinyl fencing and underground sprinklers do their job quietly, the way a good host always does. Throughout it all, the house manages the energy. Grey and brown vinyl plank flooring, soft grey walls, and wainscoting details keep things grounded while laughter and noise come and go. When the night ends, it resets without complaint. In the end, everything about this house points to the same thing. It knows how to handle people, and it does it well.