



**99 Greystone Close  
Brooks, Alberta**

**MLS # A2299621**



**\$650,000**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Cul-De-Sac, Landscaped, Lawn, No Back Lane, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, 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-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer/Dryer, Window Coverings, Central Vac & Existing Attachments, Central A/C, Underground Sprinklers, EGDO & Remote

This impeccable Greystone home has been incredibly well cared for! Before you even step foot inside, you'll be impressed by the curb appeal, landscaping and the inviting charm. The front door of this bi-level home opens to a spacious entry with garage access to the side, closets and staircases going up and down. The heart of the home is above, a large kitchen, dining and living area meant for gathering, all beneath the vaulted ceilings and between large, bright windows. Featuring 5 bedrooms and 3 bathrooms, this property would host a family of any size or simply be the home that you've always deserved, in the neighbourhood you've coveted! 1394 square feet of generous square footage in every corner of this property is highlighted by the natural light that flows throughout. The primary bedroom features a large walk-in closet and 3 piece ensuite. 2 additional bedrooms adorn the main floor as well as another 4 pc bathroom. And basement... meet Man Cave! With an impressively oversized Media/Family Room, downstairs is also home to 2 additional bedrooms, 3 pc bathroom, laundry/utility room and great additional storage. The exterior includes beautiful landscaping, a huge deck, sprinkler system, PVC fence and the utmost privacy. The attached garage is heated and has tons of room for parking and storage. It's evident from first glance that every detail of this property was carefully planned and quality crafted. THIS is the one you've been waiting "fore"!