



**27 Upland Manor
Brooks, Alberta**

MLS # A2303467



\$449,000

Division:	Uplands		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,486 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave Range Hood, Washer/Dryer, A/C Unit, Shed

I've always had a way of making room, no matter who shows up at my door. When you come in, I make a proper introduction, a great example of my beauty. My foyer opens up to a staircase that draws you in, lit by a chandelier and a bright window that pulls the light down through the space. There's a niche set up high as well, as I do enjoy a great accessory. My kitchen is my heart, and where I do my best work. I can make a mean chicken pasta! Oak cabinets, a U-shape that works, and a peninsula that keeps things connected without crowding anyone. My vaulted ceilings let the light carry in from the east-facing sitting room and move through the day with you. My partition wall has a convenient ledge that collects plants or mementos, little pieces of life set there to remind me what's mattered most. People gather here and they always have. Hockey bags by the door, extra shoes, maybe more noise than I had planned for. But I have always been respected, so my door stays open. There's always been room at my table. Hardwood floors underfoot, a bay window catching the light, and somehow another plate always fits, expanding my ribs while holding memories together. Dominoes on a cold Christmas day or a birthday cake that didn't quite go as planned. Those memories are what make me who I am today. Downstairs, my living room are my hands, ready to catch chaos if needed, or be the gentle handhold you need to feel safe, warm, and guided. Late nights and laughter, I've never had a problem with that. I also have a great build. Within my five levels, five bedrooms, and three bathrooms. Two bedrooms sit side by side, with vaulted ceilings, on their own level with their own bathroom. Ready to house the next creative soul and smarty-pants. Or maybe someone fiercely independent who wants to be as far away as possible. I

have two bedrooms in the basement that are big and bright, fitting for someone with a bright future. I have provided plenty of room over the years for my loved ones to figure things out and become exactly who they were meant to be. I have a great track record. They do leave, but they always come back, and they seem to multiply! But I easily accommodate because I am built to handle a full life. Upstairs is where I catch my breath, my lungs. My top floor is set apart, and it stays quiet. My primary bedroom faces east, with a walk-in closet on one side and an ensuite on the other. Just outside the door is my favourite spot, a railing that looks over the foyer. My little perch. Out back is where I can enjoy my position in this world. I open up to a field that catches the sunset. I have a large deck, a shed off to the side, and enough space to enjoy and gain footing again. I am on a quiet street that is close to a school and playgrounds, giving me pride in where I am in this world. Pride that I have done well, and I look forward to new memories with the next family to come. Updates: 2025 - Roof. 2025 - Siding (backside). 2024 - A/C Unit.