



GRASSROOTS
REALTY GROUP

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**28 Upland Crescent W
Brooks, Alberta**

MLS # A2306000



\$482,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,191 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gazebo, Lar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-SD
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning, move-in ready bi-level in a great Upland neighborhood, just minutes to schools, parks, shopping, and amenities. With 6 spacious bedrooms and thoughtful 2026 updates, you'll have space to grow and peace of mind for years to come. Step inside to a huge living room filled with natural light from big windows, leading to a kitchen with ample storage and bright windows that flows to a massive deck. Entertain in your spacious, private backyard featuring a full fence, gazebo, and direct access to a playground with splash pad — family fun right outside your gate. The main floor offers a primary suite with 3-piece ensuite and walk-in closet, two additional good-size bedrooms, and a 4-piece bath. The fully finished lower level adds 3 more sizable bedrooms, a huge recreation room, kitchenette, and another 4-piece bathroom perfect for large families, guests, or a mortgage helper. Worry-free ownership starts here! MAJOR 2026 UPGRADES include metal roofing, fresh paint, A/C, dryer, cooktop, and interior doors. Other upgrades include vinyl windows (2025) with 25-year transferable warranty, dishwasher (2025) and refrigerator (2024), washer (2025) and vinyl flooring (2022). The double heated garage will means warm cars and year round workshop space. Clean, well-maintained, and perfectly located, this beautiful home is ready for you to call it home. Book your showing today!