



**75 Parkland Close E
Brooks, Alberta**

MLS # A2306538



\$510,000

Division:	Parkland		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,955 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Faces Front, Off S		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-SD
Foundation:	Wood	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows		

Inclusions: u/g sprinklers

Welcome to 75 Parkland Close, located in the desirable family friendly community of Parkland. This beautiful, well maintained 1.5 storey home offers a functional layout, spacious living areas, and a location that is hard to beat. Situated in a quiet cul-de-sac, Just steps from green space, walking paths, Lake Stafford and Dukes of Sutherland Park with its splash park and baseball diamonds, this home is ideal for families. The main floor features a bright and welcoming entry, a spacious front living room & dining area, and a functional kitchen complete with stainless steel appliances, pantry, and an eating area with access to the back deck. The kitchen overlooks an additional living space with a cozy gas fireplace, making it ideal for entertaining and everyday living. This area also connects to the attached garage, a bedroom, and an updated 2 piece bathroom, offering a flexible setup for guests, teens, or a home office. Recent updates include new main floor flooring, updated windows, and a new metal roof, adding both value and peace of mind. Upstairs features a spacious primary bedroom with a beautiful 5 piece ensuite with double vanities, along with two additional bedrooms and a full bathroom. The basement is fully developed and offers even more functional space with a recreation/media area with bar, three-piece, bathroom, large playroom, a massive storage room, and utility space. Outside, the backyard is fully fenced and landscaped with mature trees, multiple sitting areas, and a spacious deck, perfect for relaxing or entertaining. Underground sprinklers and central air conditioning add to the overall comfort and convenience of the home. From the updates to the layout and location, this home just feels right the moment you walk in. Come see it for yourself, you won't want to miss it.