



**79 Parkland Close E  
Brooks, Alberta**

**MLS # A2308144**

**\$545,000**



<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	China Cabinet, Window blinds		

Step into this meticulously cared for 4-bedroom, 3 full bathroom 4-level split offering over 2,000 sq ft of beautifully updated living space! From the moment you enter the spacious tiled front entry, you'll appreciate the pride of ownership, immaculate condition, and thoughtful upgrades throughout this stunning home. The bright main level is filled with natural light from large windows and features a spacious front living room, elegant dining area with china cabinet alcove and included china cabinet, plus a modern feature wall that adds warmth and style. The beautifully updated kitchen offers white cabinetry, quartz countertops, updated under-mount sink, updated tap/faucet, under cabinet lighting, island, pantry, supply closet, and a cozy breakfast nook with direct access to the back deck, perfect for indoor/outdoor living and entertaining. Upstairs, the carpeted upper level features a spacious primary suite complete with his and hers walk-in closets and a 4-piece ensuite showcasing quartz countertops, updated under-mount sink, and updated taps and toilet. Two additional generously sized bedrooms with large windows and another updated 4-piece bathroom complete this level. The first lower level continues the beautiful hardwood flooring from the main level and offers a walk-out to the private backyard oasis. Enjoy relaxing under the covered wooden pergola featuring privacy slats and pull-down screens, plus a BBQ gas line for easy entertaining. The maintenance-free deck and patio overlook the beautifully landscaped, fully fenced yard complete with underground sprinklers and storage shed. Back inside, this level also features a large family room with stylish feature wall and electric fireplace, another spacious bedroom with large window, a beautifully updated 4-piece bathroom, and convenient laundry located near the attached, 2 car, heated garage entrance. The

fully finished basement level offers even more living space with brand new vinyl plank flooring, a large TV/media area, flexible games or recreation space, plenty of storage, furnace/utility room, and a stylish barn door closet feature. Extensive upgrades provide peace of mind and modern appeal: 2024 &mdash; new fence, shed, trim and baseboards, new blinds, quartz countertops throughout kitchen and bathrooms, faucets, sinks, toilets and chainless garage door opener. 2025 &mdash; maintenance-free deck, metal roof, covered pergola, and interior paint. 2026 &mdash; new vinyl plank flooring in basement, led lighting and barn door closet feature. A new hot water tank is next on the list and will be installed before they hand over the keys to the new owners. With quality upgrades too numerous to mention, this immaculately maintained home combines space, comfort, and an incredible outdoor living experience &mdash; all in a very desirable location that must be seen to appreciate. A true move-in ready gem!