



**71 Park Place W  
Brooks, Alberta**

**MLS # A2308403**



**\$540,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,643 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Floor Furnace, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Microwave Hooded Fan, Dishwasher, Dining Table & 6 Chairs, Central Vac & Attachments 'AS IS', Washer/Dryer, All Existing Blinds & Window Coverings

WITH A FEW UPDATES, YOU'LL GET A GREAT RETURN ON INVESTMENT!!! At today's costs, you could not build a home with this square footage, walkout, finished basement & landscaping, for the list price....Welcome to this stunning executive home tucked away in the highly desirable Park Place! Offering over 1,600 sq. ft. on the main floor and walk-out basement, this exceptional property blends timeless elegance with everyday comfort. From the moment you step inside, you'll appreciate the spacious design, and warm inviting atmosphere throughout. The heart of the home is the gorgeous kitchen featuring heated floors, abundant workspace, and easy access to the upper railed deck &mdash; the perfect setting for morning coffee, summer BBQs, or peaceful evening sunsets. The main floor offers a bright office/den, ideal for working from home or a quiet reading retreat. With 3 generous bedrooms and 3 bathrooms, there's room for the whole family to enjoy. Escape to the palatial primary suite, complete with heated ensuite floors, a relaxing jetted soaker tub, and a stunning glass enclosed walk-in shower designed to feel like your own private spa. Downstairs, the fully developed walk-out basement impresses with soaring ceilings, heated floors, and an enormous family room centered around a cozy gas fireplace &mdash; the ultimate space for entertaining or unwinding at the end of the day. Beautifully designed and impeccably maintained, this remarkable home offers the perfect balance of warmth, and family living in one of Brooks's most sought-after neighborhoods.... IT'S ALL ABOUT THE "ROI"