



**16 Upland Street W
Brooks, Alberta**

MLS # A2312613



\$488,000

Division:	Uplands		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,364 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: Window Coverings, Swing & Large Bench on Patio, Firepit

THIS ONE WILL STOP YOU IN YOUR HOUSE HUNTING TRACKS! You know how it works; check out the neighbourhood, review the virtual tour, analyze the floorplan, do the drive by. 16 Upland Street is just a short walk to Uplands School, between neat & tidy neighbours, nestled in the trees with a very private back yard & an attached garage that is surprisingly roomy & functional. So far this home exceeds! And now you're intrigued. In person and up close, this home is very well maintained with a layout that is open and comfortable. Large living room can host your sectional with ease & you'll enjoy the view of the blooming mayday from the bow window. Kitchen is fitted with traditional finish oak cabinetry for a timeless look. U shaped kitchen workspace is ideal for family cook offs & connecting with your guests. Access to shaded deck for outdoor dining & handy BBQing. Your dining room furniture will fit nicely in this eating area. Primary bdrm is huge; the king sized poster bed, armoire & even the reading corner you've always wanted can work here. A walk-in closet & 4 pc ensuite bath make this nearly perfect! Two smaller bdrms are both a good size & with ample closets. Basement is fully developed with a large 4th bdrm & 4 pc bath; ideal for older kids or overnight guests. You can have both a cozy tv area by the fireplace & a spot for your pool table or home gym in the family room / recreation room space. Even the laundry room is better than you expect; handy laundry sink & room for 2 deep freezes, or your sewing area. There are so many upgrades & extras here; premium hail resistant shingles, new fascia, eavestroughs & front window. Updated flooring, New AC unit, in-floor heat in basement, heated garage, u.g. sprinklers. This yard is special too; ground level pergola is a lovely place to enjoy the evenings sheltered by mature trees across the

back. You just need to see it to appreciate the practical & thoughtful details that make this home such a good value. Don't wait...you can be enjoying the best of the summer in your new home.