



**GRASSROOTS**  
REALTY GROUP

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**719 Parkland Drive  
Brooks, Alberta**

**MLS # A2316132**



**\$499,000**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	SFD
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Crown Molding, Pantry		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, existing window coverings, garage door opener and remote, existing ceiling fans, hood fan

Experience refined living in this exceptional 4 bedroom, 3 bathroom home, where quality, pride of ownership and distinctive character are evident from the moment you arrive. Immaculately cared for and attentively designed, the spacious property offers beautifully finished and elegant living spaces. Architectural details and custom touches throughout create a warm and sophisticated atmosphere that truly sets this home apart. Pride of ownership is showcased throughout. Upon entering view the stylish mantle and surround of the gas fireplace, matched with views of the pond from the large living room window. (Amazing Sunrises!) Primary bedroom can accommodate a king size bedroom and includes a shower ensuite. The refined design continues in the basement. Take your quiet in the basement library reading area or find the hidden sewing/hobby room.. Extra extra large family room features an electric d&eacute;cor fireplace. Outdoors, the inviting backyard retreat features a peaceful patio deck covered by a pergola and surrounded by well-planned landscaping; perfect for relaxing or entertaining. At the front of the home, enjoy stunning pond views and the glow of the morning sun. Homes with this level of care, charm, and timeless appeal rarely come available. Book your viewing today, this home needs to be seen to be fully appreciated.