



**47 Park Place W
Brooks, Alberta**

MLS # A2317224



\$589,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,498 sq.ft.	Age:	1998 (28 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Wet Bar

Inclusions: Fridge downstairs, central vac system,

A true gem to Behold and to be Sold This gorgeous raised bungalow was built by the current owners, and meticulously kept ever since! 1498 sq. ft. up and 1466 sq. ft. walk out basement, provide freedom, comfort and relaxation in each and every room. Custom raised panel cabinets highlight a friendly, functional kitchen dining area. Easy access to a large adjoining deck, relax in comfort in the bright wide open living room. Primary bdrm has a full 4 pc. ensuite 2 more roomy bedrooms accompany a second full bathroom. Downstairs is as bright and cheerful as the main floor. A handsome built in shelving unit greets you at the bottom of the stairs. Turn left into the expansive light filled family room that features decorative wall shelves, a wet bar kitchenette and walk out doors to the cozy covered patio. Discover 3 more bedrooms all with big bright windows, 4 pc. bathroom, convenient laundry, storage room and stairs to access the garage.. The double garage is heated and boasts a diamond grind poly topcoat extra durable flooring. Exterior features include long lasting vinyl fencing on both sides, vinyl storage shed, concrete back fence, central A/C, natural gas lines for BBQ and future hot tub etc. This home is a perfect example of careful planning for space, style and comfort; extraordinary maintenance and pride of ownership in every detail. You will love the quiet covered backyard patio, garden spaces + underground sprinklers front and back. THIS is a "Must See" on everyone's list.