



**56 Chinook Crescent W
Brooks, Alberta**

MLS # A2317604



\$410,000

Division:	West End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,134 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: AC, Dishwasher, Fridge, Stove, Microwave Hood Fan, Shed, Washer/Dryer, Window Coverings (Except for curtains in far right bedroom).

The Sorting Hat's task is simple in theory: look beyond appearances and discover what truly lies at the heart of something. When it came to 56 Chinook Crescent W, it took its time. Every room, every update, and every corner of the property had something to say, and each detail deserved to be considered before the final decision was made. Perhaps Gryffindor. The home certainly had its brave moments. New shingles on the house, garage, and shed. Updated bathrooms. New siding. New insulation. Year after year, this home had faced the challenges of time and emerged stronger than before. But bravery alone does not define a home. Maybe Ravenclaw. Thoughts of the backyard gave the Sorting Hat pause. A deck perfectly positioned for summer barbecues. A firepit ready for late-night stories. RV parking thoughtfully incorporated into the layout. A shed tucked neatly into its corner. Every space serving a purpose. Every feature carefully considered. Yes, there is wisdom here. But perhaps Slytherin. Its attention then turned to the lower level, where built-in cabinetry, clever storage, and a large utility room revealed a practical side to the home. A home that understood the value of making the most of every opportunity. Ambition had left its mark as well. The Sorting Hat grew quiet. Then one final detail came to mind. Beyond the lawn, flowers, firepit, deck, and gathering spaces sat a tiny fairy garden tucked into the backyard. At once, the answer became clear. HUFFLEPUFF. Because this home was never about showing off. It's about gathering around the dining table while sunlight streams through the windows. It's about spending Saturday afternoons in a hammock with a favourite book. It's about children playing in the yard while supper cooks in the kitchen. It's about welcoming friends around the fire, storing memories in every corner, and creating a life that feels comfortable from

the very first day. Offering 1,134 square feet above grade, 4 bedrooms, 2.5 bathrooms, a single detached garage, and a backyard that feels like its own little world, this is the kind of home that quietly wins people over. It is warm, dependable and inviting. The Sorting Hat was right. Welcome home.