



GRASSROOTS
REALTY GROUP

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**412A Meadowbrook Drive E
Brooks, Alberta**

MLS # A2320250



\$555,450

Division:	Meadowbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,748 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

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

Inclusions: fridge, stove, dishwasher, washer and dryer, sound surround system, and air conditioning.

Welcome to this beautifully designed half duplex by the local Royal Development Group, offering 1,747 sq. ft. of thoughtfully planned living space in the growing community of Brooks. This exceptional home combines quality craftsmanship, modern finishes, and functional design to create a home that truly stands apart. The bright and open main floor features a spacious living room, dining area, well-appointed kitchen, convenient storage pantry, and a main-floor bedroom with a nearby full bathroom. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a walk-in closet and private ensuite, along with a versatile bonus room and additional full bathroom. Built with Royal Development Group's commitment to quality, this home includes luxury vinyl flooring, custom cabinetry, integrated sound, custom closet shelving, high-end appliances, and a separate furnace for the basement. The fully finished basement with a separate entrance provides incredible flexibility for extended family, guests, or future income potential. One of the unique advantages of purchasing with Royal Development Group is the opportunity to personalize your home through their local Design Centre, where you can select finishes, layouts, and details that reflect your lifestyle and vision. This model is a show home representation. Additional floor plans, layouts, and customization options may be available through the builder. Experience the perfect blend of quality, choice, and modern living in one of Brooks' most exciting new developments. City Tax Incentives are: 1st year 100% off, 2nd year - 75% off, 3rd year - 50% off, and 4th year - 25% off. 4 additional units are currently being built, offering you the opportunity to Dream. Define and Design your Dream home. Your future home starts here.

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