



**64 Prairie Meadows Road W
Brooks, Alberta**

MLS # A2322382



\$565,000

Division:	West End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,394 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landsco		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Natural Woodwork, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fire Pit, Olhausen Pool Table - negotiable

Enjoy endless hours with your family in your backyard that extends to a city park and playground. This 4 (potentially 5) bedroom home is located on a private cul-de-sac in the desirable Prairie Meadows subdivision. With almost 1400 square feet and modern updates this home won't last long. The main entrance has a walk-in coat closet and access to the double, attached garage with 220 power. The main living and dining room is filled with warm natural light and its size is enhanced by the vaulted ceiling. The kitchen is an extremely functional space with the newly added island providing extra storage along with a breakfast bar, there are plenty of cabinets and counters, a new double ceramic sink, new quartz counters and tile backsplash and a full stainless steel appliance upgrade including the fridge with ice and water dispensing. There is also a generous pantry for additional storage and access to the upper deck with a duradeck surface, new railings and a natural gas hook up for BBQ. The primary bedroom easily accommodates a king sized bedroom suite and has an updated 4 piece bathroom and a sizeable walk-in closet. There is another bedroom on the main floor and a laundry/storage room that can easily be converted back to a bedroom and the main 4 piece bathroom that has also been updated. The stairs leading to the lower level, walk-out basement are covered with new carpet and have a vinyl kick plate that adds to the detail of this space. The focal point as you enter the expansive family room is the rich, stone faced, natural gas fireplace that is on its own thermostat. This room of the home has so much to offer with the bar area, the games area with room for the pool table, access to the 3 season, screened in sunroom, all with a view of the backyard and city park. There are 2 additional bedrooms on this level including the larger one with an oversized walk-in storage

room, another updated 4 piece bathroom, the utility closet, a closet with secondary laundry hook ups and more storage. The backyard has raised garden beds, a firepit and a gate allowing direct access to the park. Additional improvements to the home include new vinyl plank flooring, new carpet, fresh paint, new light fixtures, new hot water tank, and a new valve for the underground sprinklers. This beautiful home has so much to offer so call today and GET MOVING IN THE RIGHT DIRECTION!