



**27 Laurel Place W  
Brooks, Alberta**

**MLS # A2323449**



**\$535,000**

<b>Division:</b>	West End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Irregular Lot, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** FRIDGE, STOVE, RANGE HOOD, WASHER, DRYER, DISHWASHER, BUILT IN SHELVES IN DINING ROOM WITH BENCH, STORAGE CABINETS IN WALK IN CLOSET, MUDROOM, AND KITCHEN, OUTDOOR SPEAKERS, AND WINDOW COVERINGS, KARACO WATER FILTRATION SYSTEM, BBQ, PLAY STRUCTURE IN BACKYARD.

I've always been a little shy. Not in a hide-behind-a-tree sort of way. More in a please don't make me write my own listing description sort of way. I'd much rather get to know you. What do you do when you get home after a long day? I know. Life can be chaotic. I think everyone deserves a place to put things down before carrying them through the entire house. That's probably why my side porch ended up with so much storage and so many windows. Somewhere along the way it became the sort of place that quietly takes care of backpacks, groceries, boots, and all the little pieces of life that follow people home. Do you cook? Actually, don't answer that. If you say yes, we'll end up talking about my kitchen and then someone will mention the butcher block countertops, beautiful cabinetry, blonde hardwood floors, modern colour palette, and custom built-ins in my dining room, and suddenly it will seem like I'm showing off. Which I'm not. I just happen to have those things. What's that? Do I have a favourite room? That's difficult. But if I had to pick, mornings are rather nice in my primary suite. The heated floors in my ensuite take the edge off a cold day and the natural light falls nicely across the room. The stand-alone tub is pleasant. The shower does its job. The double sinks help prevent negotiations before coffee. The bidet is... well... refreshing. And my walk-in closet is useful. Floor-to-ceiling cabinetry useful. Let's leave it at that. You see what I mean? This is exactly why I didn't want to write this. Let's talk about your hobbies instead. Do you enjoy gardening? Entertaining? Or watching children disappear into elaborate imaginary worlds for hours at a time? I only ask because those topics seem to come up quite a lot around here. Something about my raised garden beds, a playhouse tucked among the trees, a patio off my dining room, and a huge lot with more room

than most people expect. Again, not trying to impress anyone. Just making conversation. Family Room? yes, I do have a family room downstairs. People love my dark colour drenched walls and ceiling down there, its perfect room to curl up and watch a movie. If you're into that sort of thing. Oh, really? You work from home? Yeah, I have a bedroom downstairs with custom built-ins and a desk. It's different than the one with great natural light and the other with the walk-in closet. See? This is exactly how it starts. I should probably mention my downstairs bathroom too. I was aiming for practical, and somewhere along the way an oversized ceramic trough sink with dual stations appeared. It is admittedly quite handsome. There. I said it. But forget about me! we must talk about you! If you think this conversation is going to end with me mentioning that I was completely renovated inside and out, that I have a double garage, or that there's a covered area beside it that seems remarkably well suited for a future hot tub, you're very much mistaken. ... Oh dear. I've done it again.