



GRASSROOTS
REALTY GROUP

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808 2 Avenue W
Brooks, Alberta

MLS # A2327657



\$360,000

Division:	West End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Storage, Vinyl Windows		

Inclusions: White Fridge, Stainless Stove, Stainless Dishwasher, Stainless Microwave Range Hood, Washer/Dryer, Any Shelving Existing, Any Window Coverings Existing

Good morning, class. I'm the house that's here to teach you what makes a house a good house! Please take a seat. If you can't find one, there's plenty of room in my living room. Lesson One: THE KITCHEN. A kitchen should work as hard as you do. Mine is ready for whatever the day throws at it, and looks good while doing so. Modern white cabinetry, black granite countertops, plenty of prep space, and a layout that keeps everything within reach. My kitchen shows up ready to work. Lesson Two: STORAGE. A pantry for the everyday essentials, bathroom storage where you actually need it, a dedicated storage room downstairs, and a shed for everything that belongs outside. Storage isn't exciting until you don't have enough of it. Remember that part. It will be on your exam. Lesson Three: QUALITY. Quality materials are always worth studying. Hardwood floors outperform laminate. Ceramic tile outlasts linoleum. Granite countertops hold up better than laminate, and a metal roof lasts longer than shingles. The lesson here is simple: quality lasts. Lesson Four: CHARACTER. Character is what makes a house stand out long after you've left it. It's the detail you find yourself thinking about on the drive home. For me, that's the custom real barnwood closet door in my primary bedroom. Lesson Five: FLOOR PLAN. A smart floor plan makes life easier. Upstairs you'll find three bedrooms, a full bathroom, and a spacious living room. Downstairs, you'll graduate to a huge family room, a flexible bonus area, another bedroom, an office, and a second bathroom. That's what happens when every space is given a purpose. Lesson Six: LOCATION. Always check your surroundings before making a decision. A quiet West End location, Griffin Park School within walking distance, and nearby parks all score high on today's report card. Lesson Seven: POTENTIAL. Never underestimate

what something can become. Today it's a covered carport. If your plans change, it also offers the opportunity to be enclosed as a garage. Always leave room for future possibilities. Final Exam: So what have we learned? That a good home should work hard, stay organized, be built with quality, have a little personality, make smart use of its space, and be in a location you'll appreciate every single day. I think you are ready to go out into the world, and find that perfect place! Or... Just pick me. Class dismissed, you have passed with flying colours.