



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**39 Parkland Close E
Brooks, Alberta**

MLS # A2330751

\$520,000



No Photo Available

Division:	Parkland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,255 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Wood	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings, Garage Door Opener & Remote, Central A/C, Underground Sprinklers, Central Vac & Existing Attachments, Hot Tub

Some homes simply feel right the moment you arrive... Perfectly positioned in the quiet, family-friendly, Parkland Close in Brooks, this beautifully maintained bungalow offers the ideal balance of comfort, style and everyday functionality. From the moment you step inside this 4 bedroom, 3 bathroom home, you'll appreciate the bright, open layout, soaring vaulted ceilings and an abundance of natural light. The spacious kitchen is designed to be the heart of the home, featuring rich cabinetry, updated stainless steel appliances, generous workspace and seamless flow into the dining and living areas, perfect for entertaining or spending time with family. The primary bedroom is a peaceful retreat complete with an exceptional ensuite, featuring what is arguably the best shower in the City! The second bedroom upstairs provide flexibility for family, guests or a home office and has the sweetest window seat. The main bathroom and laundry room are perfectly styled and lend to the overall vibe of this picture-perfect home. The fully developed basement expands your living space with a large family room for cozy movie nights, wet bar, bedrooms 3 & 4, tons of room for storage. Step outside to discover one of this property's standout features - a private, covered deck designed to be enjoyed in every season. Complete with privacy screens, room for outdoor dining, comfortable seating areas and a hot tub, it's an extension of your living space and the perfect place to unwind. The beautifully landscaped backyard is fully fenced and includes a detached, heated workshop with convenient back lane access. Every detail throughout this home has been thoughtfully cared for, offering a move-in ready property where you can simply unpack and enjoy. Located close to walking paths, parks and 2 lakes, this is a home that delivers both lifestyle and location. Come experience everything this

exceptional property has to offer including, but not limited to, a brand new roof, central a/c for hot summer days, a heated garage for cool winter days and underground sprinklers.