



**GRASSROOTS**  
REALTY GROUP

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**372 Lake Stafford Drive E  
Brooks, Alberta**

**MLS # A2331710**

**\$530,000**



|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Parkland                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | Bi-Level                                                                    |               |                   |
| <b>Size:</b>     | 1,516 sq.ft.                                                                | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 5                                                                           | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C     |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Dog Run Fenced In, Front Yard, Irregular Lot, Landsc |               |                   |

|                    |                                                                     |                   |      |
|--------------------|---------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum, Other                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                            | <b>Zoning:</b>    | R-SD |
| <b>Foundation:</b> | Poured Concrete                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Kitchen Island, Vaulted Ceiling(s), Wired for Sound |                   |      |

**Inclusions:** Black Galanz Fridge, Electric Stove, Built-in Dishwasher, Whirlpool Microwave outside exhaust new 2025, Front Load Washer & Dryer, 5-Bar Stools, All window Coverings, Central Vac w/attachements, 8 x 10 Shed, EGDO w/remote

Welcome to your new home in Parkland! This beautiful 1,516 square-foot home is situated on a quiet corner lot with no through road along the west side, offering the perfect blend of space, comfort, and privacy for your growing family. Step inside to discover five bedrooms and three full bathrooms, conveniently situated on each level. The master suite is tucked away above the garage, while two bedrooms are located on the main floor and two more in the fully finished basement. The main floor of the home is bright, open concept with vaulted ceilings. The spacious kitchen flows into the dining and living areas—creating the perfect space for family gatherings and entertaining friends. Downstairs, you'll find a large family and recreation room, giving everyone their own place to relax, play, or enjoy movie nights together. As an added bonus, the home is wired with a sound system throughout, bringing music and entertainment to every level and, the new Galaxy High Speed Internet installed in 2024. Outside, the private backyard is fully fenced with chain-link fencing offering a secure space for the kids to enjoy and to keep your pets safe. From the dinning/kitchen area you can access the two-tier deck, ideal for summer barbecues, or just simply a quiet place to unwind from your long day. The heated double attached garage, with it's extra features being direct access into the home making it easy to bring groceries inside without braving the snow and Pet owners will appreciate the doggy door in the garage, providing direct access to the secure dog run on the east side—no need to head outside every time your pup wants a break. In the surrounding neighbourhood you'll find a dog park, walking/bike paths that you can make way over to Lake Stafford to take a quiet walk around the lake. Recent updates include new shingles down spouts and new siding on the

west side of both the house and garage, and a new microwave all in 2025. This entire home was designed for comfortable family living, inside and out. Book your private viewing today and come experience everything this Parkland property has to offer.