



GRASSROOTS
REALTY GROUP

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**35 Parkland Close E
Brooks, Alberta**

MLS # A2332690



\$475,000

Division:	Parkland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,063 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Greenbelt, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Pantry		

Inclusions: Refrigerator, stove, dishwasher, microwave, washer, dryer, central vac & attachments, blinds, shed

Welcome to this beautifully maintained home in one of Brooks's most desirable neighbourhoods! Perfectly situated on a quiet street across from green-space, this gently lived-in property offers a wonderful combination of comfort, space, and timeless appeal. The main floor features a spacious living and dining room, creating an inviting setting for entertaining or everyday living. The kitchen is both functional and attractive with classic oak cabinetry, granite countertops, a pantry, garburator and a bright breakfast nook with garden doors leading to the sunny back deck. Just a few steps down, the cozy family room provides the perfect place to relax while remaining connected to the kitchen. This level also includes a convenient 2pc bathroom, laundry room, and direct access to the heated double attached garage. Upstairs, you'll find a generous primary suite complete with a walk-in closet and private ensuite featuring a relaxing Jacuzzi tub and shower, along with two additional bedrooms and a spacious 4pc bathroom. The fully developed basement offers a versatile open-concept space that can easily accommodate a games room, family room, home gym, additional bedroom (or two) or children's play area. Outside, you'll appreciate the beautifully landscaped yard, front covered porch, sunny back deck, storage shed, and concrete front driveway. Additional highlights include central air conditioning and new asphalt shingles installed in 2026, providing added peace of mind. If you're looking for a move-in ready home in an exceptional location with parks and green-space right outside your door, 35 Parkland Close is one you won't want to miss!