



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12 Upland Link
Brooks, Alberta

MLS # A2352080

\$449,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,270 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Shed

This 1,270 sq ft bi-level home offers both character and a smart, functional layout, situated on a quiet street with fantastic curb appeal. Key features include: - Main Level: Spacious front foyer, cozy living room with vaulted ceilings extending into the kitchen, large primary bedroom with 3 piece ensuite, two additional bedrooms, and a full bathroom. - Lower Level: Bright, light-filled space featuring two additional bedrooms, full bathroom, laundry room, and a very large family room. - Exterior & Parking: Fully fenced, beautifully landscaped backyard oasis with a two-tiered deck, underground sprinklers, RV parking, and a double attached garage with extra storage space. - Updates: Recently painted in areas, featuring new kitchen flooring and new main-level carpet.