



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**230 Meadowbrook Drive
Brooks, Alberta**

MLS # A2217661



\$445,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,244 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: DISHWASHER, STOVE, MICROWAVE, RANGE HOOD, REFRIGERATOR, WASHER/DRYER, FIRE PIT.

She was built for rendezvous, red wine, and the kind of quiet confidence that lingers with a hint of je ne sais quoi. AC? Naturally. Double garage? Obviously. Corner lot? Don't act surprised—she likes to be seen. She wears 1244 square feet like a red dress at midnight—fitted in all the right places, with vaulted ceilings that hint at the high life and a U-shaped kitchen where more than meals get cooked up. The pantry's generous, the layout's confident, and the vibe? Immaculate. Upstairs, she offers three bedrooms—including a primary suite that doesn't shy away from attention, flaunting a walk-in closet and a three-piece ensuite with extra storage for your best-kept secrets. Downstairs, she doubles the danger: two more bedrooms, a full bathroom, and a sprawling family room dressed in modern tones and fresh baseboards. Positioned near the French school and a playground, she's got a soft spot for families … but don't let that fool you. She's got backbone, presence, and just enough edge to keep things interesting. She's the kind of home you don't see coming—and by the time you've fallen for her, it's already too late.