



**GRASSROOTS**  
REALTY GROUP

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

## 3 St.Mary's Crescent Brooks, Alberta

**MLS # A2232805**



# \$349,900

<b>Division:</b>	West End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	998 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Separate/Exterior Entry	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	RSD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Vinyl Windows		

**Inclusions:** Fridge, Stove, Washer, Dryer, Existing window Coverings, deep freeze(as is), central vac and existing attachments,

West End Home &ndash; located in sought after St.Mary's Crescent. Located on a quiet crescent in Brooks&rsquo; desirable West End, jjust one adjacent neighbour and a serene greenspace right across the street. Classic red brick and masonite siding, upgraded windows. Inside, a spacious front entry into a bright and airy living room featuring wide plank vinyl flooring, an abundance of natural light, and space for even your largest furnishings and favourite house plants. Galley hybrid u shaped kitchen for convenience. The adjoining dining area offers access to a screened-in porch&mdash;perfect for bug-free summer meals and overlooks a landscaped backyard. Upstairs you'll find 3 bedrooms, a 4-piece bathroom, and two linen closets offering excellent storage. The lower level hosts a cozy family room and 3-piece shower bathroom and the 4th bedroom., while the basement level provides laundry space, cold storage, and storage shelving. Comfort is a priority with2r YORK furnaces providing efficient dual-zone heating throughout the home. Outside, the private backyard is a true retreat&mdash;mature trees, blooming perennials, and productive fruit trees (plum, apple, apricot) create an ideal space for relaxing or entertaining. Walking distance of parks, shopping, leisure facilities, medical clinics, and more.