



**GRASSROOTS**  
REALTY GROUP

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

**705 Cypress Lane  
Springbrook, Alberta**

**MLS # A2234142**



**\$409,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, High Ceilings, Pantry, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DCD-4

**Utilities:** -

**Inclusions:** New hot tub, shed, BBQ

Small - Town Serenity with City Convenience. Welcome to this pristine one- owner home nestled in the quiet, family-friendly community of Springbrook, where peaceful living meets everyday convenience. This beautifully maintained 3-bedroom, 3-bathroom bi- level offers the perfect blend of spacious design and luxurious comfort. Step inside to a stunning open-concept layout where natural light pours into the living room, showcasing soaring 13-foot ceilings that make an unforgettable first impression. The bright kitchen flows seamlessly into the dining area creating an ideal space for entertaining or relaxing with loved ones. The primary suite is your personal escape, complete with a large walk-in closet and a lovely ensuite featuring a walk-in shower for the ultimate in comfort and ease. The fully developed basement offers versatility and comfort for families of all sizes. Kick back in the expansive family room—complete with custom built-ins, in-floor heating & a wet bar for effortless organization and cozy movie nights. A private bedroom and full third bathroom make it perfect for guests or an older child’s retreat, while the dedicated laundry area adds everyday practicality. And with an abundance of storage space, everything has its place—keeping life neat, tidy, and stress-free. Central vacuum with convenient central sweep in the kitchen. Outside, enjoy evenings under the stars in your brand new hot tub surrounded by a landscaped yard, perfect for summer barbecues, quiet mornings with coffee, or lively weekend gatherings. With double parking and just a short drive to Red Deer, this home offers the lifestyle you’ve been waiting for—space, serenity, and affordability in a location that keeps you away from the busy city life but still close to everything. Key points about Springbrook- new walk- in pharmacy in town- only 7 minutes to Costco/

gasoline alley- 2 new schools located just an 8 minute drive to Penhold- nice walking trails- green space- skate park- multi- plex- community garden. This lovely small town has a has an amazing community spirit and is great for families!