



GRASSROOTS
REALTY GROUP

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**515 1 Street W
Brooks, Alberta**

MLS # A2235170



\$399,790

Division:	Central		
Type:	Residential/Other		
Style:	1 and Half Storey		
Size:	1,624 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Veneer	Zoning:	RLD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Custom blinds.

ELEVATED, IMMACULATE & EFFORTLESS! Quality RMS Construction 2019 built 1 owner home that looks brand new! One and a half storey plan has soaring ceilings, amazing natural light & some thoughtful upgrades you didn't know you needed! Striking front door says "style lives here" & opens to a welcoming, spacious entry. Kitchen, dining & living space perfectly laid out for entertaining, practical furniture arranging & storage. This home has the "flow" you want! Stunning kitchen with high end appliances & gleaming neutral quartz countertops. The pantry of your dreams is tucked away behind the sliding door, with a full room of solid shelving & a plug-in for your wine cooler, vacuum & coffee station. Imagine a main floor laundry room as good looking as it is functional...laundry sink, folding counter & built in lockers for your seasonal gear. Attached garage access off laundry room & handy 2 pc bath at back door. The primary bedroom is finished in beautiful calm colours, nicely sized for your furnishings & has walkthrough closet with excellent storage. Everybody wins with this ensuite; both a separate stand up shower & a deep soaker tub. You might be looking for a bungalow, but everything you need is on the main floor of this home; leave the upper level to your guests! Bonus room has gorgeous skylight & overlooks main floor. Will it be your home office, fitness area, theatre or children's play place? Full 4 pc bath & bedroom with good closet. The central air & heated garage are sure to be appreciated, but having a garage faucet for cleaning your vehicle, or watering your bedding out plants is just genius! Natural gas at the back door for your bbq too. Note the finishing of the millwork, flooring, cabinetry & see what the hallmarks of a quality build are. Centrally located on a pretty tree lined street, walking distance to shopping, JBS Centre & downtown. Tour this amazing

home virtually by clicking on the video link & compare it to other new construction on the market. You won't find better value.