



GRASSROOTS
REALTY GROUP

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**311 Lake Stafford Drive E
Brooks, Alberta**

MLS # A2236513



\$425,000

Division:	Lakewood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,206 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Separate Entrance, Storage		

Inclusions: Fridge, Stove, Dishwasher, Window Coverings, Central A/C, EGDO & Remote

Welcome to 311 Lake Stafford Drive ! This 4 bedroom, 2 bath, quality crafted 4 Level-Split is located on a beautiful quiet, street in a remarkable neighbourhood! With over 2316 sq ft of immaculate, developed space, this home is one of a kind. Let's start on the main floor... Open the doors to this beautiful home into the bright living room. With gleaming hardwood floors leading into the dining area and kitchen, everything about it is shiny and crisp. The kitchen features a large island, handsome, dark cabinetry, stainless steel appliances and a window looking over the kitchen sink to the beautiful back yard. The upper floor features the primary bedroom, plus 2 bedrooms and the main bathroom, with a Jack & Jill entry. Retreat downstairs to enjoy quiet, cozy nights in the family room on the lower level that also features the fourth bedroom and wet bar. A separate entry from outside makes this floor easily accessible for guests, for ease to and from the garage or has great potential to turn into a suite. Highly functional, it also includes a bathroom and separate laundry area. The basement has not been finished, but has drywalled rooms with utilities and is currently being used as storage. This space could easily house 2 more bedrooms. Enjoy 2 XL concrete driveways in the back for off street/RV parking and a double detached, heated garage. Also featured - central air conditioning, a big private yard, nearby parks, walking paths, Lake Stafford and so much more! This property is a great find! Get it before it's gone!!