



GRASSROOTS
REALTY GROUP

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**64 Upland Place W
Brooks, Alberta**

MLS # A2238914



\$429,900

Division:	Uplands		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,286 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Faces Front, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	5-19-14-W4
Exterior:	Brick, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Range Hood, Dishwasher, Washer/Dryer, Microwave, EGDO, Central Vacuum & Attachments, Trim for Basement

Nestled in the desirable Uplands neighborhood, this well maintained 4-bedroom, 2-bathroom home offers a perfect blend of comfort, style, and convenience. Built in 2007, the spacious 1,285 square feet of living space is ideal for growing families or those who love to entertain. The main floor boasts vaulted ceilings, giving the home an airy and open feel, while large windows flood the space with natural light. The bright and inviting kitchen is equipped with new, modern appliances (2024), a kitchen island with a breakfast bar and flows seamlessly into the dining area, which opens to a private deck—perfect for summer barbecues or relaxing evenings. The main floor also features 2 bedrooms & a 4-piece bathroom. The spacious primary bedroom is a standout feature, complete with an ensuite and walk-in closet, creating a private retreat. The partially finished basement provides incredible potential, with oversized windows and plumbing already in place for an additional bathroom. One basement bedroom is finished, making it a great space for guests, a home office, or a playroom. Other noteworthy features include: New kitchen appliances and Maytag washer/dryer (2024), hot water tank replaced in December 2024, central air conditioning and central vacuum system, double attached heated garage for year-round comfort, parking area in the yard with back alley access, main floor laundry hookups. The home is ideally located near Uplands School and local shopping, making errands and school runs a breeze. With a well-maintained fenced yard, a private deck, and convenient access to everything the area has to offer, this home is a must-see! Don't miss your chance to make this beautiful property yours. Contact your REALTOR® today to book a private showing!

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