



GRASSROOTS
REALTY GROUP

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**126 South Shore Drive E
Brooks, Alberta**

MLS # A2239790



\$620,000

Division:	Southshore		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,801 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Heated Gar		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot, Landscaped, Lawn, Private, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Kitchen Appliances, Window Blinds, Central A/C, Central Vac & Existing Attachments, Underground Sprinklers, Wood Shed, EGDO & Remote		

Nestled in the highly sought "South Shore" community of Brooks, this meticulously crafted 5 bedroom, 3 bathroom home offers the perfect blend of luxury, functionality, and fun! With spacious living areas and numerous high-end features, this property offers an ideal setting for both everyday living and entertaining. Throughout the main floor, gorgeous laminate floors enhance the homes modern, sophisticated feel. The spacious kitchen is a standout feature, offering generous counter space and a large island, perfect for meal prep or casual dining. The dining room is anchored by a cozy gas fireplace, adding warmth and character to the space, making it the perfect place to unwind after a long day, enjoying each others company. Cuddle up in the living room, enjoy the views out the front picture window or have easy access to the back deck and absolutely gorgeous back yard. The laundry room off the garage makes for an easy drop spot and has extra pantry storage and hanging space. A 2 piece bathroom finishes off the main floor tour, making a great guest/every day powder room. Upstairs, the primary suite is a true retreat, featuring a luxurious 4 piece ensuite, creating a spa-like experience at home, as well as a highly coveted, custom walk-in closet that provides ample storage space and style. A spacious 2nd and 3rd bedroom, plus a 4 piece main bathroom are also featured on this charming 2nd floor. Downstairs, the fully finished basement is ideal for any family. Large windows and brand new carpet, make this space extra bright and inviting. Bedrooms 4 & 5 complete this fresh space with a 4 piece bathroom and an oversized family room. The double heated garage provides plenty of room for vehicles and additional storage, ensuring your space remains comfortable no matter the season. Outside, the beautifully landscaped backyard is a DREAM. It features a beautiful and private

deck, underground sprinklers for easy lawn care and a large concrete patio for a pool, fire or HOCKEY!! There is plenty of extra room for parking in the back, a shed and even enough space for a future 2nd garage. Walk across the street to the beautiful Lake Stafford and enjoy the walking paths, park and playground. This executive home exemplifies quality and thoughtful design. It seamlessly blends luxury, convenience, and functionality, making it the perfect place to call home!