



GRASSROOTS
REALTY GROUP

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62 upland Road
Brooks, Alberta

MLS # A2244917



\$475,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,230 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows, Wired for Sound		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central vac & Attachments, Water softener, Window Coverings, Garage shelving at the front of garage with diamond plate, Garage Fridge

Welcome home to 62 Upland Rd W, Brooks, AB—an impeccably maintained family haven perfectly situated in one of the area's most family friendly neighborhoods. This spacious home boasts over 1,200 sq ft of bright and welcoming main floor living space, featuring 4 generous bedrooms and 3 beautifully appointed bathrooms and attached in-floor heated garage. The heart of this residence is undoubtedly the roomy kitchen, thoughtfully designed for family gatherings and everyday comfort. Step downstairs to the fully developed basement, where you'll discover a stunning recreation room with surround sound, complete with a stylish wet bar and luxurious in floor heating, ideal for cozy nights and entertaining. The downstairs bathroom offers a spa like retreat with a large, indulgent soaker tub. This level is completed with the fourth bedroom and handy laundry room and an abundance of storage. Outside, your backyard transforms into a private oasis with mature trees, including a striking Japanese maple, offering unmatched privacy and serenity. The charming pergola provides a perfect setting for your firepit, promising memorable evenings under the stars. Location is exceptional, directly across from a vibrant park currently being upgraded and an exciting new water park under construction, endless family fun awaits. Notable upgrades to the home include a newer hot water tank, recently installed shingles, and a connection to Brooks Fibre Net, ensuring blazing fast internet speeds. Beautifully maintained and ideally positioned, 62 Upland Rd W is the perfect place to call home. Come see this extraordinary family gem today!