



GRASSROOTS
REALTY GROUP

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4 SouthShore Close E Brooks, Alberta

MLS # A2248263



\$649,000

Division:	Southshore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,530 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R-SD

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows

Inclusions: fridge, stove, dishwasher, existing window coverings, 2 EGDO and remotes, ceiling fans, washer and dryer, central vac and attachments, in basement built in desk, cabinets, projector and screen, sound surround system(As Is Where Is - Owner has not used in long time, sound surround system (As Is, Where Is) It works just owner has not used in a while. Security system outside, with no monthly bill. Wired throughout the house but not in use.

****Stunning Custom-Built Home in the Desirable South Shore Neighborhood!**** Don't miss your chance to own this exceptional custom-built home, designed with elegance and comfort in mind. Nestled in the desired South Shore neighborhood of Brooks, Alberta, this beautiful property is conveniently located near walking paths, schools, shopping, and the hospital. Built in 2007, this impressive home features 3 spacious bedrooms and 3 bathrooms. The inviting living room boasts soaring 9-foot ceilings adorned with decorative arches and exquisite light sconces, creating a warm and welcoming atmosphere. Adjoining the living area is a refined dining space that flows into a gourmet kitchen equipped with custom-built maple cabinets, a ceramic tile backsplash, under-cabinet lighting, frosted cabinet doors, and a central island with a cooktop stove and eat-up bar. The main floor also includes a functional laundry area with ample storage and hanging space, making chores a breeze. The massive primary bedroom is your retreat, complete with a luxurious three-piece ensuite and a walk-in closet featuring abundant custom cabinetry. The additional bedrooms are also generously sized, offering custom built-ins for organized living. Descend to the spacious basement, where 9-foot ceilings create an open and airy family area, complete with a screen and projector for movie nights. Cozy up by the decorative natural gas fireplace, or take advantage of the built-in office area with desk and cabinets—ideal for remote work or study. This home boasts a heated, attached two-car garage, complete with a drain and brand-new electric garage door openers. Step outside to your maintenance-free, covered overhang deck (22' x 14'), a covered storage space under the deck, featuring a gas barbecue hookup—perfect for entertaining! The meticulously professionally

landscaped yard showcases abundant shrubs, decorative flower beds with rubber mulch for a picturesque view from every angle. Enjoy the convenience of underground sprinklers, RV parking, and a chain-link gate fence for added privacy. You'll love the rubberstone driveway and front sidewalk. Experience quality living in this beautiful custom home before it's gone! Schedule your private tour today and seize the opportunity to make this dream home yours! This home is a buyer's dream, ticking all the boxes for quality and style. Come see it today and experience the quality for yourself!