



**GRASSROOTS**  
REALTY GROUP

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## 24 Greystone Close E Brooks, Alberta

**MLS # A2249886**



**\$699,979**

<b>Division:</b>	Greystone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Landscaped, On Golf Course		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RSD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Hot Tub & Accessories, Samsung Flat TV in Living Room, Family Room Projector & Screen, Natural Gas BBQ

**MODERN ELEGANCE** - Quality custom Greystone bungalow backing onto 11th hole of Brooks Golf Course is all about having a life that you don't need a break from; it is being active, golfing more, entertaining at home, family movie nights & cooking together. This coveted location seldom comes to market. Gorgeous summer evenings on the huge deck & cozy winter nights in front of the fireplace or soaking in the hot tub; home is where you want to be. Main floor substantially renovated in 2024 with fine quality renovations by local craftsmen; paint, flooring, cabinetry, millwork, fireplace & lighting. This spectacular great room space is so bright, roomy & inviting. The attention to detail in the design will exceed your expectations; hickory trim, mantle & island facing add warmth to the clean, classic white quartz countertops & solid wood painted cabinets. Check out the custom storage racks for tall bottles, integral charging station & vertical pan storage. Kitchen appliances are Samsung Bespoke line & take your home automation goals to the next level with wifi integration. Whether you prefer a coffee bar, buffet line or china display, the rich looking geode tile & hickory shelving nook will make it all look extra special. Dining space overlooks beautiful, mature yard & views of the course. The kitchen access to the garage has a "butler's pantry" concept with more storage & a place to make a late night snack, do the laundry & wash the dog. Primary bedroom is very spacious & has wonderful feature wall millwork, deck access & walk-in closet. Dreamy ensuite bath has both a practical shower, extra deep jetted tub & dual sinks. Two additional bedrooms on main level. Fully developed basement hosts an outstanding theatre space; researched dimensions for optimal sound & viewing experience. Upgraded soundproofing insulation between floors. Flex space is a perfect home

gym, office or hobby room. Two more nicely sized bedrooms in basement. 4 pc bath has shower with body sprays & convenient private, toilet cubicle, ideal for older kids sharing a bathroom. The separate basement entry is great for extended stay guests & moving large furniture pieces in & out. The basement entry storage area will have you feeling that you are winning at life & achieved your most organized state ever! This back yard is breathtaking; professionally landscaped with interlocking brick walks, mature fruiting shrubs & a waterfall! The yard is private yet features golf course views. Attached, heated garage has unique "mudroom" & pantry space with room for 2nd fridge & deepfreeze. This garage is deceiving; your golf cart & larger SUV will fit. Tour this fine home virtually but get ready to make your move; it's even better in person. Expect to be impressed.