



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**75 Upland Road W  
Brooks, Alberta**

**MLS # A2251054**



**\$475,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** None

Here it is, your new home, with all the boxes checked! A pleasant Bi-level home with 5 bedrooms, 3 full bathrooms and rough-in for a sink in the recreation room! On the main floor there is a welcoming living room, kitchen and dinette with easy access to the back yard off the tiered deck, 3 comfortably sized bedrooms, 4 piece bathroom and a 4 piece ensuite bathroom. The lower level offers a very spacious recreational room, cozy carpet, large windows, 2 additional bedrooms, 3 piece bathroom and extra storage. There is Central Air conditioning, brand new shingles, fenced yard (new) and a great location. Uplands school is walking distance and there is a playground just down the block. Convenient access to shopping and restaurants. Be sure to check out the virtual tour offered. If you would like to view this property, please contact your Real Estate professional to make arrangements .