



**GRASSROOTS**  
REALTY GROUP

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**1024 Cassils Road W  
Brooks, Alberta**

**MLS # A2251801**



**\$750,000**

<b>Division:</b>	West End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,557 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Bookcases, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, oven, cooktop, dishwasher, washer, dryer

Tranquility at its Finest! A gorgeous 2 storey home, pleasantly located on one acre within City limits. The main level of this home presents a formal dining room, spacious kitchen with an abundance of cupboards, living room with a fireplace and a grand family room with fantastic views of the majestic yard. The primary bedroom, walk -in closet and 5 piece ensuite is very well designed. A large walk-in shower and jet tub make relaxation time that much more tempting. The laundry and a 2 piece guest bathroom are conveniently located on the main level as well. The second storey offers a large 4 piece bathroom and 2 additional oversized bedroom. The construction of this home is second to none with stucco and composite board siding. The basement has not been developed, however you can see the construction of the home, it will not leave you disappointed. Additional features included, tons of parking, underground sprinklers, covered deck and balcony. If you are looking for privacy, a mature yard, 2500 sq ft of developed living space and a great location then this is your new home. Please enjoy the virtual tour offered. If you would like to view the property please call your Real Estate professional to make arrangements.