



**719 Parkland Drive E  
Brooks, Alberta**

**MLS # A2260959**

**\$529,900**



<b>Division:</b>	Parkland_BROO		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cleared, Greenbelt, Lake, Rectangular Lot, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, No Smoking Home, Open Floorplan, Tile Counters, Wood Windows		
<b>Inclusions:</b>	None		

Step into unmatched elegance with this beautifully maintained 4-bedroom, 3-bath home, where style and craftsmanship shine in every detail. Thoughtfully designed with ornate finishes throughout, countless hours of care and attention have created a home that feels both unique and welcoming. Offering over 2200 sq. ft. of living space, this residence also presents the possibility of easily adding additional bedrooms, making it adaptable for growing families or those seeking extra flexibility. Recent upgrades, including a two-year-old roof and a pristine epoxy-finished garage floor, highlight the pride of ownership and meticulous upkeep. From the intricate details to the timeless charm, this home sets a standard of elegance that is rarely seen. As a special note, the exquisite chandeliers on the main floor will not remain, but the seller is providing a \$500 credit to the buyer in their place. The back deck is a unique and welcoming patio deck, with tranquil and tasteful landscaping. in the front are unparalleled views of the pond and morning sun. A rare opportunity to own a home where every corner tells a story&mdash;schedule your private showing.