



GRASSROOTS
REALTY GROUP

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**36 Meadowbrook Court
Brooks, Alberta**

MLS # A2263198



\$439,900

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,291 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge, stove, built in dishwasher, microwave hood fan combo, additional microwave, washer, dryer, attached shelving in bedroom, underground sprinklers sold as is, small chest freezer, alarm system sold as is, newer electric garage door opener with remote

Location Location Location... Here is your chance to own a home in the Highly Sought After area of Meadowbrook. Lets take a tour of this fabulous home. Starting at the front door with access to the attached heated garage and 2 coat closets, on to the open kitchen, dining area and formal living room with an abundance of natural light from the south facing living room window. The CHEF in the family is sure to love this open kitchen with an abundance of cupboard space, a flat top Island and pantry for your extra storage needs. Down the hall you will find a 4 piece main bathroom and 3 good sized bedrooms. The large primary bedroom hosts a 3 piece ensuite. Down stairs you will find 2 more good sized bedrooms, a 3 piece washroom, laundry / furnace room and a large games room and family room. Outside to the large back yard complete with deck and patio. Perfect for family BBQ'S. Call your favorite agent TODAY to make arrangements for a viewing.