



GRASSROOTS
REALTY GROUP

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**11 Laurel Place W
Brooks, Alberta**

MLS # A2203944



\$440,000

Division:	West End		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,075 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Street		

Heating: Central, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl

Sewer: -

Roof: Membrane

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: See Remarks, Stucco, Wood Frame

Zoning: R-SD

Foundation: Poured Concrete

Utilities: -

Features: Bar, Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Storage, Walk-In Closet(s)

Inclusions: Window Coverings, Refrigerator, Washer/Dryer, Built-In Oven, Built-In Range, Microwave

A HOME LIKE NO OTHER—TIMELESS, STYLISH & EXCEPTIONAL! Some homes simply stand apart, and this stunning custom bungalow is one of them. Nestled in a peaceful cul-de-sac in one of Brooks most cherished neighborhoods, this mid-century modern masterpiece blends style, quality, and functionality. From the moment you arrive, the curb appeal is undeniable, striking stucco, newer exterior doors, and a polished, welcoming presence. Inside, the grand foyer leads to a breathtaking formal living and dining space, where floor to ceiling windows flood the room with natural light, and a stunning brick wood burning fireplace adds warmth and character. The distinctive sloping rooflines create an architectural charm rarely found in Brooks. Designed for gathering, the inviting family room with a natural gas fireplace flows into the extraordinary kitchen. Here, stone countertops, ceiling-height cabinetry, and a thoughtful layout make cooking and entertaining effortless. A sunlit breakfast nook overlooks the private backyard, with access to a covered deck perfect for morning coffee or evening gatherings. The dreamy primary suite offers ample space for a king-sized bed, a cozy sitting area, a dedicated vanity, a massive walk-in closet, and a spa like ensuite with a deep soaker tub and separate shower. Two additional bedrooms share a beautifully preserved four piece bath featuring an original blush pink tub and toilet a charming nod to the past. A versatile front office/den, near a separate exterior door, is ideal for a home business or a possible fourth bedroom. The stylish and practical laundry room includes built-in storage, a sink, and space for a second fridge or freezer. Built for year-round enjoyment, this home features multiple access points to the covered deck, natural gas hookups for BBQs and patio heating, and windows positioned to frame picturesque outdoor views. The

fully finished basement is made for fun movie nights, game tournaments, or casual gatherings at the bar plus a four piece bath and plenty of storage. The heated attached double garage is a rare find, featuring a professionally installed rubber floor and space for workbenches. Bonus: a brand new roof with warranty! This isn't just another house it's a one-of-a-kind home in one of Brooks' most sought after mature neighborhoods. Don't miss this rare opportunity