

1024 Cassils Road W
 Brooks, Alberta

MLS # A2251801



\$750,000

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

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	R-SD
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	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.