

# \$459,900 - 3 Upland Bay, Brooks

MLS® #A2123123

**\$459,900**

5 Bedroom, 3.00 Bathroom, 1,350 sqft  
Residential on 0.17 Acres

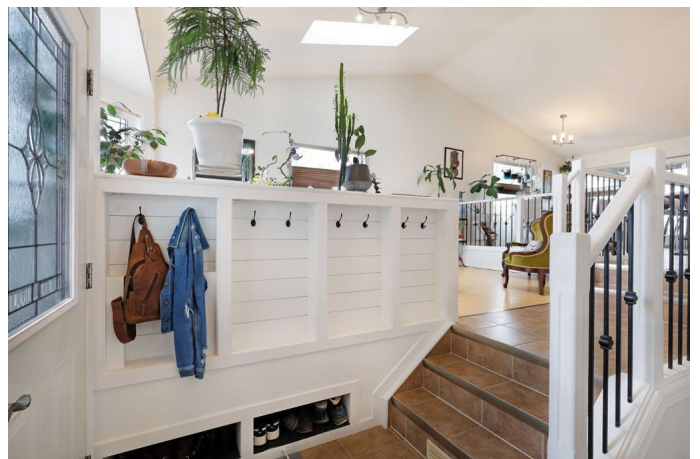
Uplands, Brooks, Alberta

Welcome to your dream home at 3 Upland Bay! Original owners, this stunning 5-bedroom residence blends luxury, convenience, and modern living to create an inviting oasis. Step inside to discover a thoughtfully designed interior with tile, bamboo hardwood, and vinyl flooring throughout, ensuring a seamless and elegant ambiance. The home is equipped with air conditioning for year-round comfort and offers an abundance of storage options.

The open floor plan boasts vaulted ceilings and skylights in the living room, allowing natural light to flood the space and highlight the large windows in the upstairs living area. Enjoy the convenience of three full bathrooms, each designed with lights above the showers in the master suite and basement for a spa-like experience. The laundry room features a convenient sink, enhancing functionality.

Your dream kitchen is outfitted with new appliances including a fridge, over-range microwave, and tall tub dishwasher. Stylish countertops, functional island with space for a large kitchen table. The whole house has been freshly painted in a neutral color, serving as a blank canvas for your personal touches. Closet organizers in all bedroom closets provide exceptional storage and organization.

The basement is a haven for entertainment with a large theater room wired for sound and roughed-in mounting for a projector in the



ceiling, ensuring hidden wiring and adjustable dimming lighting. Additionally, a spacious flex area offers versatility for additional living space. Enjoy the benefits of a 9 ft ceiling and programmable features such as a timer switch on the outdoor LED lights, a Wyze thermostat, and Wyze doorbell.

Attached oversized double car garage is a car enthusiast's dream with its own sub panel, heat, hot and cold water taps, floor drain, wooden shelving and bench, plus a dog pen with a dog door leading outside to a landscaped stone pen. The large paved driveway can comfortably accommodate three cars across, while a gravel pad provides additional parking.

The backyard is a serene retreat featuring a covered deck with under-deck storage. Work from home all year in a separate 2018-built insulated and powered studio with its own sub panel, heating, AC, and vinyl flooring. The low maintenance landscaped stone pad and walkway add charm, and the 6 ft wooden fence provides privacy. New shingles and eavestroughs enhance the home's curb appeal.

Don't miss this opportunity to own an exquisite home with an open floor plan, 5 bedroom, 3 bath, corner lot in this desirable cul du sac. Experience modern design, convenience and style at 3 Upland Bay—contact your agent today for a private viewing!

Built in 2006

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2123123  |
| Price      | \$459,900 |
| Sold Price | \$458,000 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,350             |
| Acres          | 0.17              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Sold              |

### **Community Information**

|             |              |
|-------------|--------------|
| Address     | 3 Upland Bay |
| Subdivision | Uplands      |
| City        | Brooks       |
| County      | Brooks       |
| Province    | Alberta      |
| Postal Code | T1R 1N1      |

### **Amenities**

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                         |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Off Street, Parking Pad, See Remarks |

### **Interior**

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound |
| Appliances        | Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                                                                            |
| Heating           | Forced Air                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                                      |

### **Exterior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Kennel, Storage                                                                                               |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Dog Run Fenced In, Lawn, Low Maintenance Landscape, Greenbelt, Landscaped, See Remarks |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 3rd, 2024  |
| Date Sold      | May 17th, 2024 |
| Days on Market | 14             |
| Zoning         | R-SD           |
| HOA Fees       | 0.00           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Real Estate Centre |
|----------------|--------------------|

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