

\$865,000 - 232 Lake Stafford Drive, Brooks

MLS® #A2148250

\$865,000

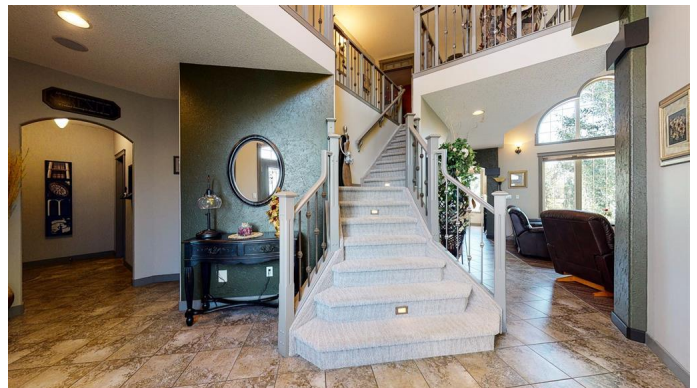
5 Bedroom, 4.00 Bathroom, 2,768 sqft
Residential on 0.26 Acres

Southshore, Brooks, Alberta

BEAUTIFUL VIEWS OF LAKE STAFFORD !!

Located on the south end of Lake Stafford here's a rare chance to upgrade your lifestyle with this "ONE OF A KIND" family dream home. This grand 2 storey home & perfectly landscaped yard with beautiful perennial flower beds & a curved drive through drive way will steal your heart the moment you lay eyes on it.

Once inside you'll be impressed with the elegance & visually stunning design elements of this home. At the front of the home double french doors open up to a private home office with a custom built in desk, cabinets and hardwood floors. The open concept kitchen, dining & living area is comfortable but sophisticated boasting vaulted ceilings, custom built-in cabinets, gas fireplace & gorgeous VIEWS of the lake. A timeless kitchen design features custom maple cabinets, quartz counter tops, an island with seating for 4 and is the hub of the home. The chef in the family will enjoy the gas cooktop, built-in wall oven & microwave, not 1 but 2 dishwashers & a wine fridge. Off the dining room is a massive 3 season room & where the majority of the time can be spent soaking up the serene views of this tranquil location & chillin with the family. A walk through pantry is perfectly located between the garage & kitchen & a 2 piece washroom complete the main level. Up the stairs to the second floor, step into the luxurious master suite boasting an impressive ensuite with a double vanity, large walk in shower & relaxing air jetted tub



plus a private water closet. Three good sized bedrooms & a bonus/studio room are located on the second floor as well as conveniently located laundry room with sink, counter space & plenty of storage. One last area to appreciate on this level is a quaint sitting nook which overlooks the main living area & is a great place to relax and unwind. When it comes to entertaining the walk out basement has it all, a place to watch the game, play pool or sip a cocktail by the bar, there is plenty of space for everyone plus an additional bedroom & bath for your guests. Access to the backyard from this level further enhances the entertaining experience or family time featuring a covered deck and patio area & fire pit. Last but not least let's not forget the triple car garage with additional workspace or perhaps room for a 4th vehicle. The home owners meticulously built this home and didn't miss a thing, masterfully designed for function, entertaining and fun in mind. Lake Stafford offers a paved walking path, green space, fishing & park for the kiddo's. It's a must see for the serious buyer! Seller's will consider a smaller house in TRADE...anywhere in Alberta! 48 hour notice for ALL SHOWINGS required.

Built in 2005

Essential Information

MLS® #	A2148250
Price	\$865,000
Sold Price	\$800,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,768
Acres	0.26

Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	232 Lake Stafford Drive
Subdivision	Southshore
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1N5

Amenities

Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Garage Door Opener, Heated Garage, Off Street, Oversized, Triple Garage Attached, Workshop in Garage

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Trash Compactor, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Lake, Landscaped, Underground Sprinklers
Roof	Shingle

Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	August 26th, 2024
Days on Market	46
Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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