

\$585,000 - 83 South Shore Drive, Brooks

MLS® #A2153269

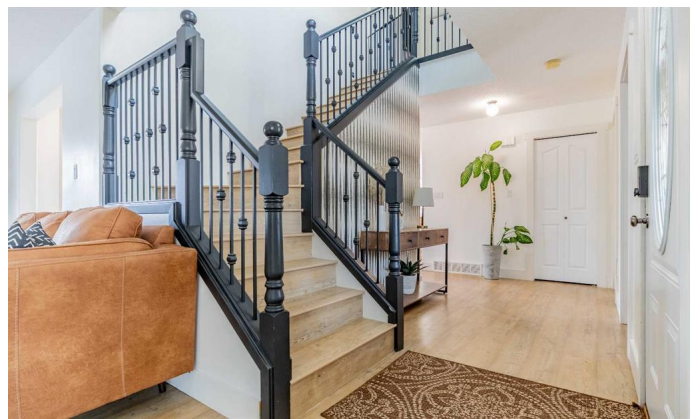
\$585,000

4 Bedroom, 4.00 Bathroom, 2,399 sqft

Residential on 0.16 Acres

Southshore, Brooks, Alberta

A Modern Rustic Haven on Southshore Drive. Welcome to 83 Southshore Drive, where modern rustic elegance meets contemporary living in a serene neighborhood renowned for its natural beauty and tranquility. This exquisite four-bedroom , plus one office, three-bathroom home offers an expansive 2,399 square feet of meticulously designed living space, perfect for those seeking both comfort and style. As you enter, a striking black staircase sets the tone for the sophisticated design that flows throughout the home. The transitional layout invites you to explore, with each room effortlessly leading to the next, creating a harmonious and connected living environment. The premium laminate flooring in a soft greige tone complements the black and white walls, while light driftwood-colored floors add warmth and character to the space. The heart of the home is undoubtedly the kitchen, featuring an abundance of cupboard space and sleek oak cabinets that exude timeless charm. Light walls and under-cabinet lighting enhance the airy, magazine-worthy aesthetic, making this kitchen a perfect blend of function and style. Upstairs, the primary suite offers a private retreat, strategically positioned away from the other bedrooms for added tranquility. Large windows flood the room with natural light, and the suite includes a walk-in closet and an updated ensuite with a modern shower. Two additional bedrooms on this floor provide ample space for family or guests. Above the garage, a spacious bonus room offers versatile



options for a home theater, gym, or play area, catering to diverse lifestyle needs. The basement, with its cozy in-floor heating, features a dedicated office space, making it ideal for remote work or creative pursuits. Step outside to the backyard, where towering trees provide privacy and a sense of seclusion. Enjoy the hot tub under the stars or entertain guests on the expansive deck. The backyard also features underground sprinklers, ensuring lush landscaping with ease. A charming front porch adds to the home's inviting appeal. Recent updates, including new shingles in 2022, a concrete pad around the hot tub, a new AC unit in 2021, and a brand-new fridge and dishwasher in 2024, provide modern convenience and peace of mind. Located in a sought-after neighborhood just a short stroll from the popular Lake Stafford walking path and close to Southshore Medical Clinic, this home offers both tranquility and accessibility to essential amenities. Experience the allure of modern rustic living at 83 Southshore Drive, where every detail is crafted for elegance and comfort, making this home a true feature property worthy of a decor magazine spread.

Built in 2005

Essential Information

MLS® #	A2153269
Price	\$585,000
Sold Price	\$550,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,399
Acres	0.16
Year Built	2005
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	83 South Shore Drive
Subdivision	Southshore
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1M4

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lake, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 27th, 2024
Date Sold	August 23rd, 2024
Days on Market	27

Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre
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