

\$450,000 - 8 Coultis Court E, Brooks

MLS® #A2160778

\$450,000

3 Bedroom, 3.00 Bathroom, 2,431 sqft

Residential on 0.19 Acres

Ingram Park, Brooks, Alberta

Welcome to Your Dream Home in Coultis Court, Brooks, AB! Nestled in a tranquil cul-de-sac, this stunning property boasts over 2,400 sq. ft. of luxurious living space above grade. Featuring durable cedar shakes, the home's exterior exudes timeless charm and exceptional durability. The expansive triple garage and generous driveway provide ample parking space, while the beautifully landscaped yard, complete with underground sprinklers, ensures effortless maintenance. Step into your private oasis with a spacious deck perfect for relaxation and entertaining. Inside, the recent renovations include added insulation, enhancing comfort and energy efficiency throughout. The entire upper level has been exquisitely updated, showcasing a luxurious ensuite with a large soaker tub, a steam shower, and a walk-in closet that will exceed your dreams. The main floor is designed for both elegance and practicality, featuring two inviting wood-burning fireplaces with gas light, ideal for cozy evenings. An additional wood-burning fireplace in the unfinished basement offers even more potential for personalization or your storage needs.

This home is perfect for families, providing ample room to relax and entertain. With convenient laundry facilities on both the main and upper levels, daily living is both comfortable and practical. Discover the perfect blend of style, functionality, and tranquility in this exceptional property—come see it today



and make it your forever home.

Built in 1977

Essential Information

MLS® #	A2160778
Price	\$450,000
Sold Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,431
Acres	0.19
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	8 Coultis Court E
Subdivision	Ingram Park
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0J8

Amenities

Parking Spaces	9
Parking	Alley Access, Concrete Driveway, Triple Garage Attached

Interior

Interior Features	Beamed Ceilings, Built-in Features, Central Vacuum, High Ceilings, Natural Woodwork, See Remarks, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Window Coverings

Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Brick Facing, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Street Lighting, Underground Sprinklers, Private
Roof	Cedar Shake
Construction	Brick, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2024
Date Sold	October 22nd, 2024
Days on Market	56
Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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