

\$499,000 - 248 Lake Stafford Drive, Brooks

MLS® #A2169306

\$499,000

4 Bedroom, 6.00 Bathroom, 1,248 sqft

Residential on 0.16 Acres

Lakewood, Brooks, Alberta

Completely reimagined and meticulously renovated, this open concept 4 bedroom, 6 bathroom, lake view home offers modern living in a beautiful location. Every detail has been considered, starting with the screened in deck, large quartz top island, new durable and stylish vinyl plank flooring throughout, fresh paint, new trims, new windows, shingles (2021), updated lighting throughout, stylish feature wall in living and many more unique finishes. Each bedroom includes its own private ensuite, offering the ultimate in comfort and privacy. The heart of the home is the open concept kitchen, which boasts an expansive 8x4 white quartz top island with storage and ample seating for entertaining guests, kitchen lake views and two pantries. The kitchen is designed to be both functional and elegant, making it perfect for hosting family and friends. Step outside to enjoy both the open and enclosed deck spaces, including a high end wind resistant screened-in deck that includes a wet bar, brand new lighting and ceiling fans – an ideal spot for relaxing and entertaining while enjoying the serene lake and park views. The home features a fully equipped theatre with a surround sound system, screen, projector, seating and ambient lighting. It also features a sink and counter for preparing those movie snacks, offering a true cinematic experience at home. The outdoor space is just as impressive with a fully fenced yard, beautiful landscaping, mature trees and a high-end rubberstone driveway for a sleek,



durable finish. Underground sprinklers, Central Vac, Central A/C, the heated garage and upgraded R40 insulation in the attic are just a sample of the other "extras" to enjoy! The property backs onto Lake Stafford Park with paved walking trails, playground and acres of lush parks, combining privacy and accessibility to the great outdoors! This home is the perfect blend of modern luxury and unique craftsmanship, offering a functional design. Have the convenience of in town with the serenity of lake life experience.

Built in 1979

Essential Information

MLS® #	A2169306
Price	\$499,000
Sold Price	\$509,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	1,248
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	248 Lake Stafford Drive
Subdivision	Lakewood
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0L7

Amenities

Parking Spaces	3
Parking	Single Garage Attached
Waterfront	Lake Front

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Gentle Sloping, No Neighbours Behind, Landscaped, Street Lighting, Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2024
Date Sold	October 11th, 2024
Days on Market	11
Zoning	R-SD
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.