# \$495,000 - 11 Laurel Place W, Brooks

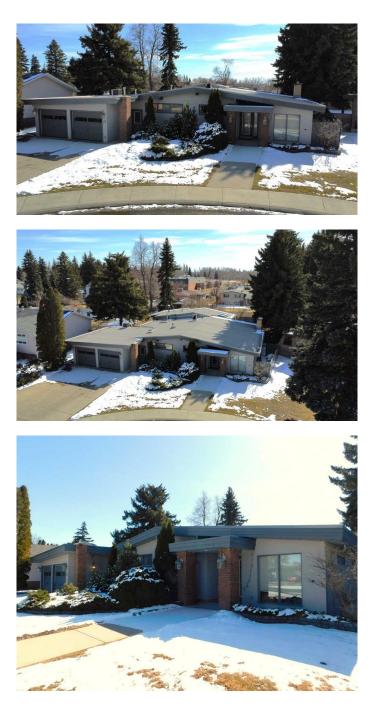
MLS® #A2203944

#### \$495,000

3 Bedroom, 3.00 Bathroom, 3,075 sqft Residential on 0.23 Acres

West End, Brooks, Alberta

A HOME LIKE NO OTHERâ€"TIMELESS, **STYLISH & EXCEPTIONAL!** Some homes simply stand apart, and this stunning custom bungalow is one of them. Nestled in a peaceful cul-de-sac in one of Brooks most cherished neighborhoods, this mid-century modern masterpiece blends style, quality, and functionality. From the moment you arrive, the curb appeal is undeniable, striking stucco, newer exterior doors, and a polished, welcoming presence. Inside, the grand foyer leads to a breathtaking formal living and dining space, where floor to ceiling windows flood the room with natural light, and a stunning brick wood burning fireplace adds warmth and character. The distinctive sloping rooflines create an architectural charm rarely found in Brooks. Designed for gathering, the inviting family room with a natural gas fireplace flows into the extraordinary kitchen. Here, stone countertops, ceiling-height cabinetry, and a thoughtful layout make cooking and entertaining effortless. A sunlit breakfast nook overlooks the private backyard, with access to a covered deck perfect for morning coffee or evening gatherings. The dreamy primary suite offers ample space for a king-sized bed, a cozy sitting area, a dedicated vanity, a massive walk-in closet, and a spa like ensuite with a deep soaker tub and separate shower. Two additional bedrooms share a beautifully preserved four piece bath featuring an original blush pink tub and toilet a charming nod to the past. A versatile front office/den, near a



separate exterior door, is ideal for a home business or a possible fourth bedroom. The stylish and practical laundry room includes built-in storage, a sink, and space for a second fridge or freezer. Built for year-round enjoyment, this home features multiple access points to the covered deck, natural gas hookups for BBQs and patio heating, and windows positioned to frame picturesque outdoor views. The fully finished basement is made for fun movie nights, game tournaments, or casual gatherings at the bar plus a four piece bath and plenty of storage. The heated attached double garage is a rare find, featuring a professionally installed rubber floor and space for workbenches. Bonus: a brand new roof with warranty! This isn't just another house it's a one-of-a-kind home in one of Brooks most sought after mature neighborhoods. Don't miss this rare opportunity

Built in 1973

#### **Essential Information**

MLS® #	A2203944
Price	\$495,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,075
Acres	0.23
Year Built	1973
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	11 Laurel Place W
Subdivision	West End

City County Province Postal Code	Brooks Brooks Alberta T1R 0E4	
Amenities		
Parking Spaces Parking # of Garages	4 Double Garage Attached 2	
Interior		
Interior Features	Bar, Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s), Skylight(s)	
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Built-In Oven, Gas Cooktop	
Heating	Forced Air, Natural Gas, Central	
Cooling	Central Air, Rooftop	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Family Room, Gas, Living Room, Brick Facing, Wood Burning	
Has Basement	Yes	
Basement	Finished, Full	
Exterior		
Exterior Features	BBQ gas line, Lighting, Private Yard	
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Street Lighting, Treed	
Roof	Membrane	
Construction	See Remarks, Stucco, Wood Frame	
Foundation	Poured Concrete	
Additional Information		
Date Listed	March 20th, 2025	

Days on Market 47 Zoning R-SD

## **Listing Details**

Listing Office CIR REALTY

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