DANIEL CRAM

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12 Upland Place W
Brooks, Alberta

MLS # A2234464

$474,900

Division:	Uplands		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,404 sq.ft.	**Age:**	2006 (19 yrs old)
Beds:	6	**Baths:**	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Suite	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	RES
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Tankless Hot Water		

Inclusions: fridge x2, stove x2, hood fan, washer x2, dryer x2, garage heater, garage door opener (no remote), dishwasher, central vac and attachments (as is), central AC

This beautifully designed modified bi-level offers space, comfort, and flexibility for any lifestyle. The private upper-level primary suite includes a full en suite, creating a true retreat. The main floor features two additional bedrooms, a full bathroom, main floor laundry, and an open-concept kitchen, dining, and living area with vaulted ceilings that enhance the sense of space and light. The fully developed lower level includes three more bedrooms, a full bathroom, a second laundry area, and a secondary kitchen setup—ideal for extended family, guests, or potential suite use. A rare opportunity to own a home with this much functional space in such a sought-after location!

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