

# \$490,000 - 62 Upland Road, Brooks

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MLS® #A2244917

**\$490,000**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.13 Acres

Uplands, Brooks, Alberta

Welcome home to 62 Upland Rd W, Brooks, AB—an impeccably maintained family haven perfectly situated in one of the area's most family friendly neighborhoods. This spacious home boasts over 1,200 sq ft of bright and welcoming main floor living space, featuring 4 generous bedrooms and 3 beautifully appointed bathrooms and attached in-floor heated garage. The heart of this residence is undoubtedly the roomy kitchen, thoughtfully designed for family gatherings and everyday comfort. Step downstairs to the fully developed basement, where you'll discover a stunning recreation room with surround sound, complete with a stylish wet bar and luxurious in floor heating, ideal for cozy nights and entertaining. The downstairs bathroom offers a spa like retreat with a large, indulgent soaker tub. This level is completed with the fourth bedroom and handy laundry room and an abundance of storage. Outside, your backyard transforms into a private oasis with mature trees, including a striking Japanese maple, offering unmatched privacy and serenity. The charming pergola provides a perfect setting for your firepit, promising memorable evenings under the stars. Location is exceptional, directly across from a vibrant park currently being upgraded and an exciting new water park under construction, endless family fun awaits. Notable upgrades to the home include a newer hot water tank, recently installed shingles, and a connection to Brooks Fibre Net, ensuring blazing fast internet speeds.



Beautifully maintained and ideally positioned,  
62 Upland Rd W is the perfect place to call  
home. Come see this extraordinary family gem  
today!

Built in 2003

### **Essential Information**

MLS® #	A2244917
Price	\$490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,230
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	62 Upland Road
Subdivision	Uplands
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1G7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Central Vacuum, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Gas Water Heater

Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-SD

**Listing Details**

Listing Office	CIR REALTY
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