

# \$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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