

# \$699,500 - 16 South Shore Close E, Brooks

MLS® #A2204855

**\$699,500**

5 Bedroom, 3.00 Bathroom, 1,946 sqft  
Residential on 0.25 Acres

Southshore, Brooks, Alberta

Nestled in a highly sought cul-de-sac in the beautiful South Shore community of Brooks, this meticulously crafted 5 bedroom, 3 bathroom home offers the perfect blend of luxury, functionality, and elegance. Built by RMS Construction in 2010, the home boasts a level of craftsmanship and attention to detail that truly stands out. With spacious living areas and numerous high-end features, this property offers an ideal setting for both everyday living and entertaining. Throughout the main floor, gorgeous wide plank engineered hardwood floors enhance the homes modern, sophisticated feel. The living room is anchored by a cozy gas fireplace, adding warmth and character to the open space, making it the perfect place to unwind after a long day. The spacious kitchen is a standout feature, offering generous counter space and a large island, perfect for meal prep or casual dining. The kitchen is designed for convenience, with a full-sized refrigerator for everyday use, while the full-sized freezer is thoughtfully placed in the neighbouring mudroom. This layout makes it easy to store extra food while keeping the kitchen organized and efficient. The mudroom off the garage offers ample storage for coats, shoes, and outdoor gear, helping keep the home organized. The primary suite is a true retreat, offering direct access to a private deck, perfect for enjoying a morning coffee or watching the sunset. The suite also features a luxurious 5 piece ensuite, creating a spa-like experience



at home, as well as a highly coveted, custom walk-in closet that provides ample storage space and style. Conveniently located just off the primary closet, the main floor laundry adds an extra level of practicality to this already functional home. A second bedroom on the main floor offers flexibility and can easily function as a guest room or home office, depending on your needs. Downstairs, the fully finished basement is designed for entertaining, featuring a wet bar that sets the tone for gatherings with friends and family. An additional 3 bedrooms, 4 piece bathroom and an oversized storage/utility room round off the basement tour. In-floor heating ensures cozy comfort year-round. The oversized heated garage provides plenty of room for vehicles and additional storage, ensuring your space remains comfortable no matter the season. Outside, the beautifully landscaped backyard is an entertainer's dream. It features maintenance-free decking, outdoor speakers, underground sprinklers for easy lawn care and a large concrete patio for dining or relaxation. A garden area adds tranquility, while the generous space offers plenty of room for RV parking and the potential for a future second garage. This executive home exemplifies quality and thoughtful design. It seamlessly blends luxury, convenience, and functionality, making it the perfect place to call home.

Built in 2010

### **Essential Information**

MLS® #	A2204855
Price	\$699,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,946
Acres	0.25

Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	16 South Shore Close E
Subdivision	Southshore
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1R4

### **Amenities**

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Garden, Landscaped, Lawn, Pie Shaped Lot, Private, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	14
Zoning	R-SD

### **Listing Details**

Listing Office	Real Estate Centre
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