

# \$454,700 - 300 Lake Stafford Drive E, Brooks

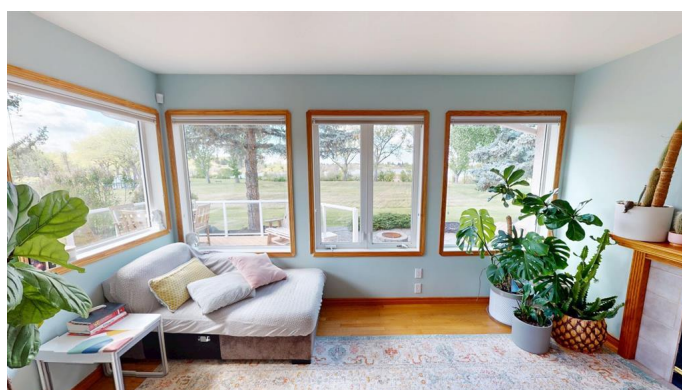
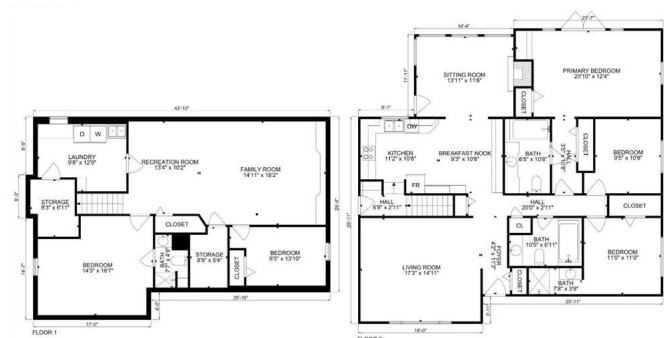
MLS® #A2226112

**\$454,700**

5 Bedroom, 4.00 Bathroom, 1,670 sqft  
Residential on 0.16 Acres

Lakewood, Brooks, Alberta

LAKE STAFFORD LIVING - IF YOU KNOW, YOU KNOW - Dreamy second owner home is a true classic, with all of the hallmarks of fine quality & sound design. It is a perfect balance showcasing beautiful views of Lake Stafford, excellent natural light throughout, craftsman quality woodwork & a family pleasing floorplan. This is a home that will change your lifestyle for the better! Welcoming, professional landscaping with rockery, slate & established shrubs. The main floor feels open but not exposed; you can enjoy the flow of common living spaces without seeing every area from the front door. The kitchen, dining & main floor family room area are spectacular! Custom oak cabinetry with pantry, built in china cabinet & miles of storage; doing the dishes will never be boring...check out the park view from here. Family room overlooks pretty back yard & access to multilevel decks for easy grilling. This will be your favourite place in the house; is it your formal dining room, library or fitness centre? Hard to decide with such amazing views. Enormous living room fits your largest sectionals & grand piano together without being crowded; it is that big. This is a master suite unlike what you have seen before - a closet hallway, gorgeous 4 pc ensuite, built-in storage & access to the lake view deck. Two additional bdrms on main, 1 with shower & sink. Fully developed basement could easily set up as private living area for extended family with separate entrance. This recreation room has space for your snooker table,



exercise equipment, projector & screen, you will love Saturday nights in. Two additional bdrms, 1 with 3 pc shower bath; the envy of your teenager's friends & treasured by overnight guests. Spacious laundry area does double duty with potential as preserving kitchen - lots of work space, sink, storage, additional fridge & freezer. The yard will become your outdoor living room with lots of different places for your bbq, container garden, outdoor dining suite & around the fire furniture. Attached, oversize single garage accommodates SUV with lots of storage space & long drive way provides more off street parking & RV storage. New windows In Living Room & Family Room just installed in April 2025. Tour this beautiful home virtually by clicking on the video link. Next, book your showing & change your weekend plans...you're going to be moving when you weren't even looking! But you'll stay for 40 years & love the views, access to walking paths, a playground at your back door, gorgeous yard to putter in & a home to stay home for. It REALLY is that good.

Built in 1978

**Essential Information**

MLS® #	A2226112
Price	\$454,700
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,670
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active
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### Community Information

Address	300 Lake Stafford Drive E
Subdivision	Lakewood
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0L9

### Amenities

Parking Spaces	6
Parking	Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Jetted Tub, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Views, Lake
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	10
Zoning	R1

### Listing Details

Listing Office

Royal LePage Community Realty

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