

# \$599,900 - 203 Brooks Street, Aldersyde

MLS® #A2249537

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,910 sqft

Residential on 1.45 Acres

NONE, Aldersyde, Alberta

Welcome to 203 Brooks Street in Aldersyde, a charming and spacious home on a large lot with endless potential. This property is perfect for anyone looking to make a smart investment in land and add their own modern touches to a huge family home. Step inside to a bright living room with large windows, leading into a generous kitchen with abundant cabinetry, counterspace, and a large island, perfectly paired with a dining area big enough for gatherings. A cozy den with its own entry offers excellent flexibility as an office, hobby room, or mudroom. The main floor is completed with a full bathroom and a primary suite featuring an ensuite with a jetted tub for relaxing at the end of the day. Upstairs, two spacious bedrooms provide options for kids'™ rooms, guest space, or even craft and office setups. The fully finished lower level is designed for functionality, with an expansive recreation area, family room, multiple bedrooms, a bathroom, and plenty of storage, giving you all the space you could ever need. Outside, you'll fall in love with the massive west-facing deck, perfect for entertaining and enjoying Alberta sunsets, while the oversized yard provides endless room for pets, gardens, or play areas. With quick access to Okotoks, High River, and Calgary, this is a fantastic opportunity to own a large home with a versatile layout on a great piece of land, ready for someone with vision to make it their own.

Built in 1963



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2249537                         |
| Price          | \$599,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,910                            |
| Acres          | 1.45                             |
| Year Built     | 1963                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 203 Brooks Street |
| Subdivision | NONE              |
| City        | Aldersyde         |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T0L 0A0           |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 4                      |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Laminate Counters, Pantry, Master Downstairs, See Remarks, Skylight(s), Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                      |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full                                                                                                     |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, Private Yard, Storage |
| Lot Description   | Irregular Lot, See Remarks     |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Wood                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 14                |
| Zoning         | RC                |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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