

\$434,900 - 1159 Cassils Road W, Brooks

MLS® #A2262376

\$434,900

4 Bedroom, 3.00 Bathroom, 1,409 sqft

Single Family on 0.15 Acres

West End, Brooks, Alberta

Welcome to 1159 Cassils Road West! This beautiful bi-level home located in the desirable west end offers a perfect blend of comfort, style and thoughtful updates. With four bedrooms and three bathrooms, it's ideal for families or anyone looking for extra space to spread out and enjoy. As soon as you step inside, you are greeted with a warm and inviting atmosphere that only grows stronger as you explore the home. The bright and spacious main floor features updated flooring that flows seamlessly throughout the main living spaces complementing the welcoming living room. The kitchen offers plenty of cabinetry and counter space, along with tasteful updates, and opens beautifully into the large sunroom addition - perfect for relaxing or entertaining year round. Down the hall, you'll find two generous bedrooms and a well appointed four piece bathroom. The lower level is equally impressive, featuring a cozy family room with a games area, complete with wet bar. A third bedroom and laundry room are conveniently located nearby, leading to the show stopping primary suite - a spacious retreat with a three piece ensuite. Outside, you'll love the private yard with freshly painted deck, ideal for enjoying those long summer evenings. The detached double garage is heated, offering year-round comfort and convenience. Major updates include new shingles on both the house and garage (2024). In 2025, fresh interior and exterior paint, a new central air conditioner, and all new toilets in



every bathroom were added- giving this home a clean, refreshed feel throughout. Lovingly maintained, this west-end gem is waiting for its next owner to call it home. (id:6289)

Built in 1979

Essential Information

Listing #	A2262376
Price	\$434,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,409
Acres	0.15
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	1159 Cassils Road W
Subdivision	West End
City	Brooks
Province	Alberta
Postal Code	T1R0C7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Has Basement Yes

Exterior

Exterior Brick, Stucco

Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Community Realty



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