

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

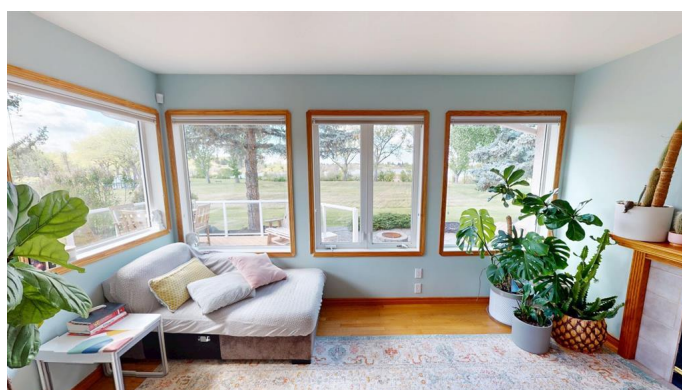
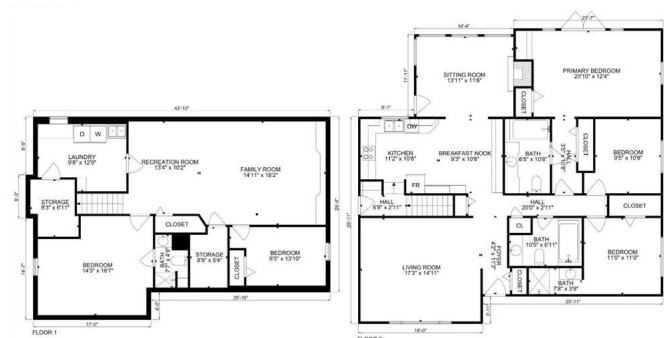
MLS® #A2226112

**\$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
--------	--------

### 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	9
Zoning	R1

### Listing Details

Listing Office

Royal LePage Community Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.