

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

MLS® #A2262376

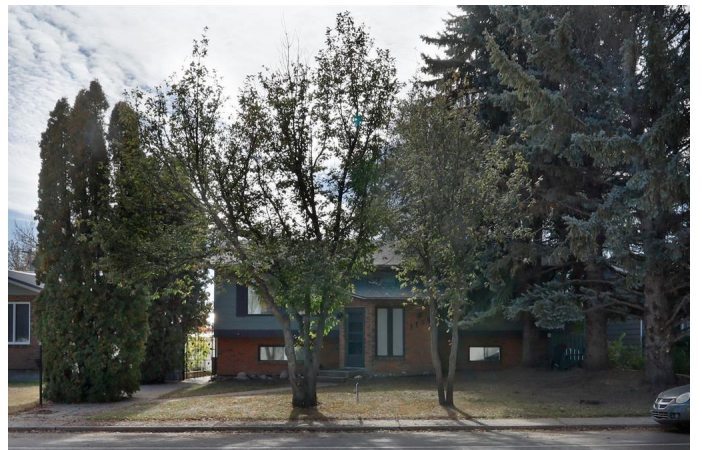
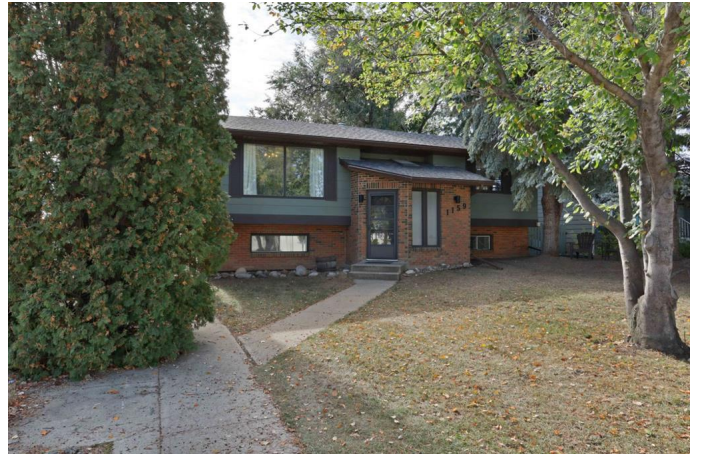
\$434,900

4 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential 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.

Built in 1979

Essential Information

MLS® #	A2262376
Price	\$434,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,409
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1159 Cassils Road W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0C7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Master Downstairs
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	11
Zoning	R-SD

Listing Details

Listing Office	Royal LePage Community Realty
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.