

9 Sheep Close Lacombe, Alberta

MLS # A2256652

\$654,000



Division:	Shepherd Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,426 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, S		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2-Fridges, 2-Stoves, 2-Built-In Dishwashers, 2-Microwaves Built-In, Stacking Washer/Dryer Combo Unit, 2-Garage Door Openers with 2 Remotes, Blinds, Window Coverings

Legally Suited and Elegantly Appointed home located on a large lot in a Fantastic Community. The Main Floor offers 3 bedrooms up with a Functional Kitchen, Great Room with a Cozy Gas Fireplace, Dining Area and Sunny West Facing Covered Deck. Plenty of space for a King-Sized Bed in the Master bedroom with a Walk-In Closet and 4 Piece Ensuite with Dual Vanities . The Main Floor also has the use of a Flex Room in the Basement that could double a 4th Bedroom or Office. The One Bedroom Legal Suite has Large Windows, Separate Entrance, Large Kitchen/Living Room Space, its own Laundry Facilities, and In-Floor Heat. Numerous Great Upgrades including; Hardiplank Siding, Heated Garage, Central Air Conditioning, and Maintenance Free Vinyl Fencing. This exceptional property is a short walk from Cranna lake and a network of beautiful walking trails. A Great Investment that needs nothing.