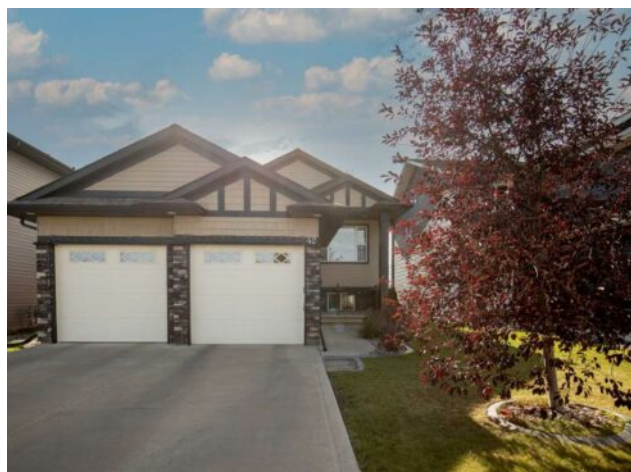


42 Iron Wolf Court  
Lacombe, Alberta

MLS # A2263147



## \$550,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Iron Wolf  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,352 sq.ft.   | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | Washer, Dryer, Fridge, Stove, Dishwasher, Microwave, Greenhouse, Shed, Window Coverings, Central Vacuum & Attachments, Garburator                                  |                   |    |

ABSOLUTELY GORGEOUS Modern Family Friendly Home in Iron Wolf. You'll love this fully finished 4 bedroom, 3 bathroom home backing the green space. This home is clean, bright and modern. You'll love the floor plan of this home, with open plan living room/dining room/kitchen. The main floor features beautiful hardwood flooring. The kitchen has a beautiful tray ceiling with pot light inset above the island. The kitchen has quartz countertops and ample cabinet and counter space for cooking and entertaining. The owner's suite is very spacious, with room for the largest furniture. It has a large walk-in closet and full ensuite bathroom with jetted tub. The second bedroom and full bathroom are on this floor as well. There is a very large main floor laundry room for your convenience, with washer and dryer included. The basement is fully finished with a large open plan family room, two additional bedrooms and full bathroom. The floor plan and windows would allow for a fifth bedroom to be framed in if needed. Recent improvements in 2023 include a new high efficiency furnace, hot water tank, and carpet in the basement. The low maintenance yard is fully fenced with composite fencing and the gorgeous covered composite deck overlooks the open fields. You'll never have neighbours behind you! The yard is beautifully finished with fire pit area, lush lawn, and with a shed and greenhouse included. This home is move-in ready!