

**10 Cameron Court  
Lacombe, Alberta**

**MLS # A2269145**



# \$899,900

<b>Division:</b>	Willow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	3,745 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, No Neighbours Be		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry		

**Inclusions:** Fridge, Stove, Built-in Dishwasher, Built-in Oven, Induction Stovetop, Built-in Microwave, Washer, Dryer, A/C, Water Softener

Beautiful home in Cameron Court with amazing countryside views across the open fields with the north-west facing private backyard. This home was renovated in 2020 to the captivating residence that must be seen to be appreciated! Unmatched space and design, with an expansive 2,277 sq ft above grade and 3,745 sq ft of total finished living space. Boasting 4 bedrooms and 3 beautifully appointed bathrooms this home provides room for every aspect of high-end family life and entertaining. The main floor is bathed in natural light, highlighted by soaring ceilings, an elegant stone fireplace, and a seamless flow perfect for hosting. A masterpiece kitchen featuring quartz countertops, both dishwasher & built-in wall oven are Bosch, induction stovetop, a large central island, and custom cabinetry. Flowing seamlessly off the main living room is the screened-in covered deck, offering a perfect view of the uninterrupted landscape behind the home. The master bedroom is a private sanctuary complete with a steam shower, massive soaker tub, his & hers sinks, heated towel rack, and an oversized walk-in closet. The fully finished basement offers a large recreation or family room, with two more bedrooms and four-piece bathroom. Enjoy perfect climate control with Central Air Conditioning for summer and cozy warmth delivered by In-Floor Heating throughout the finished basement. House is roughed in for Central Vac and pre-wired for security cameras. Car enthusiasts and hobbyists will revel in the enormous 27'5" x 46'11" attached garage, providing space for multiple vehicles, storage, and a dedicated workshop area. With a backyard to match there is an incredible amount of space with over 16,000 sq ft lot size. The quality of this custom build is evident in every detail. Located on a quiet cul-de-sac, 10 Cameron Court offers unparalleled privacy and a family-friendly

environment, all while maintaining excellent access to local amenities, schools, and parks.