



**22 Mackenzie Ranch Way
Lacombe, Alberta**

MLS # A2288945



\$515,000

Division:	MacKenzie Ranch		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: 2 Fridge's, 2 Stove's, 2 Dishwasher's, 2 Micro-Hood's, Garage Door Opener & Control's, Murphy Bed, 2 Washer's, 2 Dryer's, AC Unit & Shed.

Welcome to this beautifully maintained south facing 5-bedroom, 3-bathroom home in the family-friendly community of Mackenzie Ranch. Thoughtfully designed for functionality and comfort, this home offers a bright and open layout on the main floor, along with a well-equipped illegal basement suite—perfect for extended family or added flexibility. The main floor features a spacious living area filled with natural light, a welcoming kitchen with pantry, and a comfortable dining space ideal for gatherings. You’ll find three bedrooms and two full bathrooms, including the primary with a private ensuite. The lower level is set up for convenience and privacy, featuring a full kitchen, cozy living room, two large bedrooms, bathroom & laundry / utility room. Both levels have separate laundry facilities, making shared living easy and efficient. Step outside to enjoy the beautifully landscaped lot, complete with underground sprinklers and garden irrigation lines ready for drippers. There’s no shortage of storage here—with shelving in the double detached garage, a landscaping shed, enclosed under-deck storage, and ample space throughout the home. The double detached garage is heated with a natural gas furnace, and there’s also a gas line to the deck for your BBQ. Additional features include central air conditioning to keep you cool through the summer months, a brand new dishwasher, all new lightbulbs throughout & new Fire / CO2 Detectors. This home offers quick and easy access to Highway 12 for convenient commutes to Joffre or the Prentiss Gas Plants as well as 2A to head north or south.