



**18 Mackenzie Crescent  
Lacombe, Alberta**

**MLS # A2296900**



**\$609,900**

<b>Division:</b>	MacKenzie Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Standard Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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>	Kitchen Island, Laminate Counters		

**Inclusions:** Dishwasher, Gas stove, Microwave hood fan, Fridge, Washer/Dryer, Central Vac and attachments, Garage door Opener(s), Central Air Conditioner

Nestled on a quiet crescent in one of Lacombe's well-established neighbourhoods, this charming 1½ storey home offers a functional and inviting layout with quality finishes throughout. The main floor welcomes you with a bright living room featuring a striking feature wall and a cozy fireplace with beautiful stone surround. Natural light flows generously through the home, creating an airy and comfortable atmosphere. The kitchen is a standout space, thoughtfully designed with ample workspace and easy access to the partially covered back deck that offers a gas hookup for a BBQ. Gas stove top with electric double ovens and dishwasher 4 years old. Two bedrooms are located on the main floor, with the spacious primary suite on the upper level, complete with a large walk-in closet and private ensuite. The fully developed basement with 9 ft ceilings adds excellent versatility, offering two additional bedrooms, a full bathroom, dedicated laundry/utility room, and a storage room. The impressive wet bar makes this lower level a natural gathering space, and in-floor heat throughout ensures year-round comfort. Outside, the large heated double attached garage provides convenient parking and storage. The backyard is a practical featuring dedicated RV parking with a 50-amp hookup and the added benefit of an extra-wide back alley for easy access. Additional features include central air conditioning and central vacuum. A meticulously well kept home offering space, comfort, and standout amenities. This home is ready to welcome its next family.