



**46 Mackenzie Crescent
Lacombe, Alberta**

MLS # A2315806



\$622,000

Division:	MacKenzie Ranch		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,285 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage,		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridges (3), Stoves (2), Microwaves (2), Washers (2), Dryers (2), Dishwashers (2), Window coverings Garage door opener and controls, chest freezer in garage

LEGALLY SUITED BI-LEVEL ~ 4 BEDROOM, 2 BATHROOMS MAIN FLOOR LEAGAL SUITE & 2 BEDROOM, 1 BATHROOM LEAGAL SUITE ~ HEATED DOUBLE GARAGE & DOUBLE REAR PARKING PAD ~ As you approach this home, you will notice the outstanding curb appeal with many upgraded exterior finishings, including dual custom garage doors, two tone siding, exterior recessed perimeter lighting, 35-year shingles, and an inviting front veranda. The legal suites are completely self-contained (no interior access between legal suites) each with double concrete driveways and private entrances, two furnace rooms with high-efficiency furnaces, air exchange systems and commercial hot water tanks (legal suites are on separate utility services). The main legal suite features an open concept carpet free floor plan with four bedrooms, two bathrooms and plenty of natural light from the extra large triple pane casement windows and 9 foot ceilings. The kitchen offers a functional layout with beautiful hickory cabinetry with crown molding, ample counter space, a large kitchen pantry, and a garden door leading to the sunny south facing deck. The primary bedroom has a unique walk-in closet, four piece ensuite with dual sinks hickory cabinetry and a walk-in shower. Two additional bedrooms on the main floor are both generous in size with ample closet space. An additional bedroom is downstairs. A heated attached double garage with 10 foot ceilings and epoxy floors complete the legal suite. Other features include centrally located main floor laundry, large walk-in linen closet, four piece main bathroom and closets with swing doors and automatic lighting. The rear double driveway leads to the private level entry to the fully self-contained secondary legal suite with large triple paned windows and 9

