



**GRASSROOTS**

REALTY GROUP

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**1 Spruce Close  
Lacombe, Alberta**

**MLS # A2316459**



**\$569,900**

<b>Division:</b>	Elizabeth Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,466 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, C		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Tucked into a quiet cul-de-sac in the heart of Lacombe, this supersized bungalow backs directly onto the trailhead of the Elizabeth Lake Trail &mdash; a stunning 5 km loop through a treed path that follows the lake, complete with scenic lookouts, benches, and a route that winds past Burman University. With only one rear neighbour, a natural treed area at the back of the property, and a small, serene pond to the left, you'll wake up to morning sunrises and peaceful surroundings that feel nothing like the center of a city. A short 10-minute walk brings you to Cranna Lake, a beloved year-round community hub featuring a beautiful 2 km scenic loop maintained by the City of Lacombe &mdash; cleared in winter and fully accessible for strollers and wheelchairs. In the colder months, enjoy free public skating on the cleared lake, cross-country skiing, and festive fireworks displays launched right from the water's edge. Sitting right in the middle of Lacombe means everything is minutes away: elementary school (4 min drive / 15 min walk), junior high (3 min / 10 min walk), high school (4 min / 20 min walk), plus Catholic and Christian school options. The local library, Performing Arts Centre, Kinsman Aquatic Centre, grocery stores, and the downtown core with shops and restaurants are all a 5-minute drive. Multiple parks are within easy walking and biking distance, and Lacombe's extensive trail systems keep the active family busy year-round. Beyond the city: Blackfalds and the Abbey Centre are 15 minutes away, Red Deer is 30 minutes, Ponoka Stampede is just 20. Calgary is 1.5 hours, Edmonton is an hour, and the mountains are 2 hours &mdash; perfectly central no matter where life takes you. Inside, every room is oversized. The main floor features the primary bedroom with excellent natural light and a walk-in closet, plus two additional generous bedrooms &mdash; all upstairs. The

open-concept living and family rooms are entertainment-sized with soaring high ceilings, and the cozy fireplace anchors the living room as a natural gathering point. The well-planned kitchen centres around a large island with abundant counter space, perfect for family meals and entertaining. Downstairs offers extra-large bedrooms, a spacious family room with room for a pool table or play area, and a large dedicated laundry room. Step outside to the private back deck, sheltered by woodland and completely secluded from neighbours &mdash; ideal for morning coffee or evening entertaining. The front veranda offers serene views across to the nature reserve. The fenced yard, mature evergreens along the east side, and a 24' x 22' double attached insulated garage round out everything a family could ask for. The large concrete driveway handles guests with ease. This is the home that truly has it all! &mdash; space, nature, community, and location! Plus, Elizabeth Park has recently been wired with Fibre Optics!