



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**40 Emily Crescent  
Lacombe, Alberta**

**MLS # A2320837**



**\$545,000**

<b>Division:</b>	Elizabeth Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Law		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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>	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, All Window Coverings, Garage Door Opener & 2 Controls, Central Vacuum & Attachments, Shed.

THE HOUSE WHERE LOVE LIVES! This is a warm, comfortable, and well appointed family home in the heart of Emily Crescent, at the corner of the cul-de-sac. It's a great spot to watch your kids play with the neighbourhood kids and within easy walking distance up the path to Terrace Ridge School and just down the road from Burman University. This home has a beautiful layout, with bright living room, finished with hardwood flooring and features a gas fireplace. The kitchen is spacious and has extensive counter and island space, and room for a large table. There are three lovely bedrooms on the main, along with ensuite bathroom and a full bathroom. The lower level has a large family room, with doors to a flex space - perfect for a children's toy room, office, or theatre room. There's two additional bedrooms downstairs, along with a full bathroom, and a separate laundry room. The yard is enclosed with a gorgeous vinyl fence, and has lush lawn and landscaping front and back.