



GRASSROOTS

REALTY GROUP

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**59 Burris Pointe
Lacombe, Alberta**

MLS # A2323958



\$619,900

Division:	Willow Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,362 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Private		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, Garage Opener & Remotes, Fridge in Garage, Hot Tub, Pool Table & Accessories, A/C Unit, Security System (no contract), Yard Lights, Privacy Curtains, Propane Patio Heater, Shed, Wooden Planter Boxes & Cabinets downstairs in living room and theatre room.

Beautifully finished inside and out, this fully developed Walk-Out Bungalow offers the kind of lifestyle that's hard to find. Tucked into a quiet close in Lacombe's sought-after Willow Ridge subdivision, this 4 Bedroom + Den/Office, 3 Bathroom home offers over 2,670 Sq.Ft. of thoughtfully designed living space, exceptional outdoor entertaining areas, and quality upgrades throughout. The bright Main Floor welcomes you with soaring ceilings, rich hardwood flooring, and an abundance of natural light. At the centre of the home, the spacious Kitchen combines function and style with granite countertops, stainless steel appliances, an abundance of dark wood cabinetry, a corner pantry, and a large centre island with a raised eating bar that naturally becomes the gathering place for family and friends. The open-concept Living and Dining Areas flow effortlessly together, creating a comfortable space for both everyday living and entertaining. The Primary Bedroom features a Walk-In Closet and private 3 Piece Ensuite, while a second Bedroom, dedicated Office, 4 Piece Bathroom, and convenient Main Floor Laundry complete the level. Laundry hookups also remain downstairs should you wish to relocate the laundry room. The fully finished Walk-Out Basement expands your living space with a spacious Rec Room complete with the included pool table, a dedicated Theatre Room for movie nights, two additional Bedrooms, a 3 Piece Bathroom, and direct access to the backyard. Step outside and you'll quickly appreciate one of the many things that makes this property stand apart. The impressive two-tier deck creates multiple outdoor living spaces designed for every occasion, whether you're enjoying your morning coffee on the upper deck, hosting summer BBQs, or relaxing in the included hot tub below. Beautiful landscaping, raised garden boxes, mature shrubs, and a

variety of fruit trees create an inviting outdoor setting that's as enjoyable as it is attractive. The backyard backs onto a walking path, providing convenient access for an evening stroll, bike ride, or simply enjoying the outdoors. The heated attached Garage is equally impressive, featuring durable epoxy flooring, built-in cabinetry, generous workspace, and room for projects, storage, or keeping everything organized. Additional features include Infloor Heat, Central Air Conditioning, updated furnace and hot water tanks, an outdoor heater, storage shed, and an outstanding location close to schools, parks, shopping, and everyday amenities. Combining quality finishes, functional living spaces, exceptional outdoor entertaining, and a sought-after location, this is a home your family will enjoy for years to come.