



**74 Mackenzie Crescent
Lacombe, Alberta**

MLS # A2324482



\$445,000

Division:	MacKenzie Ranch		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,154 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Garage Door Opener and Control, Window Coverings, Light Fixtures, Built-in Shelving in Garage, Basement Bedroom Armoire

Welcome to 74 Mackenzie Crescent located in the wonderful City of Lacombe, Alberta. This fully finished, open concept family home features a vaulted ceiling on the main floor and high ceilings throughout. The pretty flower bed, covered landing, and stone accents add to its curb appeal. A neighboring playground area is an amazing bonus and the home is surrounded by good neighbors. The back yard is fully fenced, has a productive raspberry patch, and includes a fully insulated double detached garage with a paved back lane and concrete apron approach. The covered back deck, with its maintenance free aluminum railing, is a fine spot to barbecue and offers a relaxing view of the playground. An enclosed area below the deck provides additional storage protecting household items like gardening tools and bikes from the elements. A high efficient furnace and operational in-floor system heat the well insulated home. In addition, a gas fireplace adds a little warmth and ambience when desired. The kitchen features quality maple cabinets, stainless steel appliances, convenient storage, a pantry, and handy eating area. There's great value in the complete package -- good sized rooms, big bright windows, 3 full bathrooms (including the primary bedroom ensuite), spacious living spaces on the main floor and below, a separate laundry room, fenced yard, double garage, and the neighboring playground. There's even a pond and walking trail nearby in the family-friendly neighborhood. Lacombe is loaded with shopping, schools, recreational opportunities, restaurants, and other amenities. All that Central Alberta has to offer is only a short drive away from this central location.