



GRASSROOTS
REALTY GROUP

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10, 76 Terrace Heights Drive
Lacombe, Alberta

MLS # A2326378



\$319,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Front Drive, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	Other
Floors:	Carpet, Laminate, Linoleum	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	\$ 529
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Suspended Ceiling, Track Lighting		
Inclusions:	None		

Visit REALTOR® website for additional information. Welcome to this immaculate two-story home in Lacombe, offering the perfect blend of low-maintenance living and outstanding views. Complete with a single attached garage, this well-maintained property backs directly onto open green space, providing a peaceful backdrop where you can watch planes overhead and enjoy incredible stargazing at night. Best of all, the lawn maintenance is taken care of for you, so you can spend more time relaxing and less time working. The fenced backyard includes a small deck with a natural gas line for your BBQ, making it an ideal place to unwind while taking in the expansive views. Step inside to discover an inviting open-concept layout centered around a kitchen featuring stylish two-tone cabinetry with crisp white upper cabinets, warm woodgrain lower cabinets and island, a breakfast bar, pantry, white tile backsplash, and a combination of stainless and black appliances. The dining area and bright living room are perfectly positioned to capture the views through a large window overlooking the field. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three generous bedrooms, including a spacious primary bedroom with its own 3-piece ensuite. The fully developed basement offers excellent flexibility and can be used as either a spacious fourth bedroom or a comfortable family room, depending on your needs. It also includes a bar fridge, a full 4-piece bathroom, and a convenient laundry area, making it a functional and versatile space for entertaining or accommodating guests. Altogether, the home features four bedrooms, three full bathrooms, and one half bath, providing plenty of room for families and visitors alike. Located close to schools, playgrounds, parks, shopping, a golf course, and the lake, this exceptional property combines

convenience, comfort, and carefree living. Condo fees of \$529 per month include lawn maintenance, water and sewer, so you can enjoy the benefits of a beautifully maintained property without having to mow the grass yourself.