



**84 Mackenzie Crescent
Lacombe, Alberta**

MLS # A2327385



\$469,900

Division:	MacKenzie Ranch		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,167 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Blinds, one garage door opener

Welcome to this BEAUTIFULLY BUILT Bear Homes bi-level offering 2200sqft of thoughtfully designed living space with 4 bedrooms, 3 bathrooms, and an OPEN CONCEPT layout that's perfect for everyday living and entertaining. The bright main floor features VAULTED CEILINGS, durable upgraded laminate countertops, MAPLE CABINETRY, STAINLESS STEEL APPLIANCES, and a LARGE PANTRY. The spacious primary bedroom offers HIS & HERS CLOSETS along with a 4 piece ensuite. Downstairs you'll love the impressive 9' CEILINGS, IN-FLOOR HEAT, a large family room, two additional bedrooms, a full bathroom, and a SEPARATE LAUNDRY ROOM for added convenience. Additional features include AIR CONDITIONING, CENTRAL VAC ROUGH-IN, quality JELD-WEN WINDOWS, and a unique, well-designed floor plan that makes the home feel even larger than its square footage. Step outside to enjoy the EAST-FACING COVERED DECK overlooking the FULLY FENCED backyard, complete with a 22' x 21' detached GARAGE. Located in a fantastic family-friendly neighborhood, you'll appreciate having a PLAYGROUND just two houses away, a beautiful POND with WALKING TRAILS minutes from your door, and quick, convenient access to HIGHWAY 2A for an easy commute. This is a move-in ready home that combines quality construction, an excellent layout, and an unbeatable location. A must-see!