



**8 Iron Wolf Ridge
Lacombe, Alberta**

MLS # A2327401



\$519,900

Division:	Iron Wolf		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,285 sq.ft.	Age:	2004 (22 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed, Refrigerator, Dishwasher, Range hood, Washer/Dryer, Stove (s), window coverings , Water softener (as is)

Welcome home to this spacious 6-bedroom family retreat, tucked into a beautiful, quiet cul-de-sac in one of Lacombe's most sought-after family neighbourhoods. Situated on a huge lot backing directly onto green space, this property offers the privacy and peace so many families are looking for. Inside, you're greeted by a bright and airy living room with vaulted ceilings, flowing into a roomy dining area. The main floor features 2 bedrooms plus a generous primary suite complete with a walk-in closet and private ensuite. Downstairs, the fully finished basement is an entertainer's dream, with in-floor heat keeping things cozy year-round, a spacious family room, 3 additional bedrooms, and a separate laundry room for added convenience. Outside, enjoy RV parking and all the space this incredible lot has to offer, a rare find so close to green space in a quiet, established area. This is family living at its finest.