



GRASSROOTS
REALTY GROUP

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1 Meadow Close Lacombe, Alberta

MLS # A2329284



\$860,000

Division:	Shepherd Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,184 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Hot Tub, 2 Garage door openers, Basketball nets, outdoor Sonos Speaker system

2017-built two-storey, 2,092 sq ft above grade + finished walkout basement, 6 bedrooms total. Quartz island kitchen with induction range and gas pot filler. Main-floor primary suite (walk-in closet, double vanity, walk-in shower). Two upper bedrooms plus full bath; three more bedrooms in the walkout basement with in-floor heating. Freshly painted, Hunter Douglas blinds, central air, vinyl plank/tile flooring, Mainline backwater valve, and full fire suppression/sprinkler system. Landscaped yard backs onto green space, no rear neighbours — above-ground pool, hot tub, fire pit, raised gardens, resin fence, five-zone irrigation, landscape lighting, and wired indoor/outdoor sound. Steps to schools, parks, beach volleyball, community garden, and Cranna Lake; public pool and golf minutes away.