



**GRASSROOTS**  
REALTY GROUP

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**31 Willow Crescent  
Lacombe, Alberta**

**MLS # A2330500**



**\$570,000**

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | Woodlands                                                                   |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | 2 Storey                                                                    |        |                   |
| Size:     | 1,994 sq.ft.                                                                | Age:   | 1980 (46 yrs old) |
| Beds:     | 5                                                                           | Baths: | 2                 |
| Garage:   | Off Street, Single Garage Attached                                          |        |                   |
| Lot Size: | 0.34 Acre                                                                   |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Irregular Lo |        |                   |

|             |                                                                                                                                          |            |    |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                                                                               | Water:     | -  |
| Floors:     | Hardwood, Laminate, Tile                                                                                                                 | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                                          | Condo Fee: | -  |
| Basement:   | Full                                                                                                                                     | LLD:       | -  |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                                                                                          | Zoning:    | R1 |
| Foundation: | Poured Concrete                                                                                                                          | Utilities: | -  |
| Features:   | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows |            |    |
| Inclusions: | Hot tub, Sunroom, (3) Sheds, Garden beds, firepit                                                                                        |            |    |

A RARE FIND in a quiet cul-de-sac in the wonderful community of Lacombe! Situated on a massive 0.34-acre lot, this 5-bedroom home offers the perfect combination of space, privacy, and functionality for a growing family. With TONS of natural light and a kitchen that is DESTINED for family and friends to gather!! The spacious kitchen features natural light, abundant cabinetry, plenty of counter seating, a built-in desk, and a bright dining area filled with natural light. The cozy living room is highlighted by a wood-burning fireplace (WETT certified in 2023) and beautiful built-in shelving. Upstairs, you’ll find a generous primary bedroom with its own private balcony overlooking the expansive backyard, along with four additional bedrooms and a full bathroom—ideal for larger families. The fully finished basement provides even more living space with a large family room, a versatile flex room perfect for a home office or gym, and a utility room. The backyard is truly the showstopper! Step outside onto the large deck, relax in the private hot tub sunroom, or gather with family and friends around the beautiful firepit. The enormous yard also features three storage sheds, raised garden boxes, a thriving raspberry patch, and an abundance of lawn for kids and pets to play. There is plenty of room for a playcenter, trampoline, a pool and STILL tons of room to play games. Recent updates: New stove(2025),washer and dryer(2024), furnace(2018), Shingles (2024). This home is unique, Spacious and Ready for a new family to enjoy it!!