



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

64 Garden Road
Lacombe, Alberta

MLS # A2343767



\$457,000

Division:	Willow Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,678 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot, Low Maintenance Landscape, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		
Inclusions:	2 garage door remotes, 4 rain barrels.		

Welcome to this fantastic Laebon built home in the Willow Ridge community of Lacombe! Built in 2004, this 4 level split offers over 2,280 square feet of bright, airy living space, ideal for families seeking comfort and convenience. Enjoy a prime location with close proximity to schools, parks, and scenic walking trails. As you enter the home you are greeted with a large foyer, leading to the living room and dining room flooded with natural light. The dining room offers convenient access to the back deck, the perfect place to enjoy a morning coffee. With a main living area featuring open concept design, vaulted ceilings, and seamlessly connected to a well laid out kitchen—its the perfect level for hosting and entertaining. The lower level features a generous family room with a gas fireplace, hosting a sitting area with library, creating a warm and inviting space for relaxation. Finishing this level is a convenient laundry area, and a back entrance which takes you to the west facing deck. Upstairs, the master bedroom serves as a true sanctuary, complete with a private four-piece ensuite and a walk-in closet, while a secondary bedroom and an additional four-piece bathroom round out this level. The basement level also offers two more spacious bedrooms, another four-piece bathroom, utility room and an additional storage room/workshop ensuring plenty of room for your whole family. There is a crawlspace for added storage and convenience, perfect for storing your out of season decor or sports equipment. It also makes a great play area for children. Stepping outside, there's a three-tiered deck, with a gas line hookup underneath for a BBQ. This area is perfect for summer gatherings and family fun, while the fully fenced yard provides a safe space for children and pets, allowing you peace of mind as you enjoy the outdoors. The yard has a garden

plot, as well as raspberry bushes, haskaps, blueberries, a gooseberry bush, and multiple perennials. The rain collection system consists of 4 rain barrels, providing roughly 200 gallons of free storage to water plants, lower utility bills, and manage stormwater runoff. A 24'x 24' heated and insulated garage with back alley access adds convenience, making it easy to store all your tools and keep your vehicles warm in winter. This home combines comfort, style, and practicality.