



GRASSROOTS
REALTY GROUP

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**44 Country Ridge Close
Lacombe, Alberta**

MLS # A2231660



\$395,000

Division:	Lacombe Residential Subdivision		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,275 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Hood Fan, Dish Washer, Washer, Dryer, All Window Coverings, Garage Door Opener + Attachments, 3 Stools in Kitchen, Front Patio Set w/ 4 Chairs, Deep Freeze & Little Fridge in Basement

Fully Developed 2-Storey with Detached Double Garage on a quiet close in Lacombe! From the front veranda, step inside the open front entry and into the main floor that features laminate flooring throughout, a living room, 2-pc bathroom, and an updated kitchen. The kitchen offers plenty of cabinet space, a large kitchen island w/ eating bar, corner pantry, stainless appliances, and access to your fully fenced backyard. Upstairs you will find the good-sized primary bedroom with a 3-pc ensuite and walk-in closet. The upper floor is complete with 2 additional bedrooms, and a 4-pc bathroom. In the basement you will find a den (potential 4th bedroom), good size family room, and the laundry room. In the fully fenced east facing backyard you will find access to the detached double garage with back-alley access. Conveniently located close to schools, parks, shopping, and so much more!