



**GRASSROOTS**  
REALTY GROUP

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**5420 58A StreetCrescent  
Lacombe, Alberta**

**MLS # A2238974**



**\$579,900**

<b>Division:</b>	Fairway Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,276 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Irregular Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Central Vacuum, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sauna, Skylight(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, countertop stove, wall over, washer, dryer, window coverings, garage door opener and control, microwave

EXECUTIVE HOME BACKING ONTO LACOMBE GOLF & COUNTRY CLUB! Welcome to this immaculate executive home, ideally located on a sought-after crescent and backing directly onto the picturesque Lacombe Golf & Country Club. Offering 2,275 sq ft above grade plus a fully finished 1,084 sq ft basement, this stunning property delivers exceptional space, comfort, and timeless elegance. Step into the grand foyer, where a dramatic spiral staircase sets the tone for the home's sophisticated design. French doors lead into a bright formal living room with a cozy fireplace, flowing seamlessly into a spacious dining room with expansive views. The kitchen is both functional and inviting, featuring ample cabinetry, a wall oven, countertop stove, island, and breakfast nook—perfectly positioned to enjoy views of the golf course. Off the kitchen, the sunken family room boasts newer vinyl plank flooring, a charming wood stove, and access to the west-facing 16x22 deck. The deck includes a beautiful gazebo, shaded by Swedish Aspens for added privacy and comfort. Throughout the main level, you'll find solid pear hardwood in the living and dining rooms as well as the foyer. A convenient half bath and access to the heated double attached garage with 220V service complete the main floor. Upstairs, the primary suite is a private retreat featuring a jacuzzi tub, separate shower, private water closet, and a generous walk-in closet. Two additional bedrooms, a full bath, and a well-equipped laundry room with sink round out the upper level. The fully developed basement includes in-floor heating, a large recreation room, a spacious bedroom, a sauna, and a huge storage room. Utility features include two furnaces (up/down zones) and dual hot water tanks (2018 & 2023). The beautifully landscaped backyard offers lush perennials, mature shrubs, and access from the garage.

UPDATES & FEATURES: All new vinyl windows (2005) Vinyl plank flooring (2023) Euroshield shingles with 50-year warranty Updated carpet upstairs All new light switches In-floor heat in basement and garage This meticulously maintained home is move-in ready and offers the rare opportunity to live on one of Lacombe's most desirable golf course lots. Don't miss it!