



GRASSROOTS
REALTY GROUP

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**2 Cross Street
Lacombe, Alberta**

MLS # A2243126



\$579,900

Division:	Trinity Crossing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,388 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped		

Heating: In Floor Roughed-In, Forced Air

Water: Public

Floors: Carpet, Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, OUTDOOR BUILT IN BBQ, SHED

FULLY DEVELOPED 5 BEDROOM + DEN, 3 BATHROOM BUNGALOW ~ HEATED DOUBLE GARAGE + GATED RV PARKING ~ WEST FACING BACKYARD WITH A BUILT IN BBQ & PERGOLA ~ Covered front veranda welcomes you to this well cared for home loaded with upgrades ~ The large foyer has a generous size closet and room for a bench ~ Open concept main living space complemented by high ceilings and vinyl plank flooring ~ The kitchen offers a functional layout with plenty of dark stained cabinets, quartz countertops including a large island with an undermount sink, pendant lights above and an eating bar, a spacious walk in pantry, and upgraded appliances ~ The dining space has west facing patio doors that fills the space with natural light and leads to the deck with a built in BBQ and pergola ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a spa like ensuite with a soaker tub, separate walk in shower and oversized vanity with stone countertops, and an oversized walk in closet with built in organizers ~ Second bedroom is located across from the main floor bathroom ~ mud room with access to the garage has built in benches and lockers plus another large closet offering ample storage space ~ Conveniently located main level laundry has a folding counter and built in shelving ~ The fully finished basement offers tons of space and includes; three well appointed bedrooms, two with walk in closets; a 5 piece bathroom with dual sinks, glass shower door, and a linen closet; ample space for storage, and family room with French doors leading to a large den (potential 6th bedroom) ~ Other great features include; Original owner home, central air conditioning, high ceilings throughout ~ The sunny west facing backyard is fully fenced with an RV gate, landscaped with plenty of yard space, has a

fenced in dog run and includes a garden shed ~ Heated 24' x 22' attached garage is insulated, finished with painted drywall, and has high ceilings ~ pride of ownership is evident ~ Move in ready with immediate possession available!