



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5022 60 StreetClose
Lacombe, Alberta**

MLS # A2243340



\$519,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,583 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener, Shed

Imagine waking up to the serene views of the Lacombe Golf & Country Club right in your backyard! This fully developed, modified bi-level isn't just a home; it's a lifestyle. Step inside and be greeted by a beautifully renovated open kitchen, a true chef's delight. It boasts stunning cabinetry, sleek counters, a modern sink, and stainless steel appliances, making meal prep a joy. The spacious living room is perfect for entertaining, complete with a cozy fireplace that creates an inviting ambiance. Escape to your oversized master bedroom, a private retreat designed for ultimate comfort. You'll love the convenience of his-and-her closets and a luxurious 3-piece ensuite. Year-round enjoyment is yours in the enclosed, heated sunroom, ideal for relaxing afternoons with a good book or catching up with friends. The fully developed basement offers even more living space, featuring a generously sized family room, an additional bedroom, and a 4-piece bathroom. This home is packed with extras to enhance your comfort and convenience, including central air conditioning, central vacuum, in-floor heating, reverse osmosis system and more! But the true showstopper is the backyard oasis. Picture yourself unwinding on the deck, or easily hopping onto the greens from your very own golf cart garage with direct access to the golf course! This home offers excellent value and an unparalleled opportunity to live the golf course dream in Lacombe. Don't miss out!