



GRASSROOTS
REALTY GROUP

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

**40 Iron Wolf Court
Lacombe, Alberta**

MLS # A2251019



\$600,000

Division:	Iron Wolf		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,550 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, Garage Door Opener & Control, Attached Garage Shelving, 2 Sheds, Air Conditioner, TV Wall Mount (upstairs), Alarm system.

CAREFUL, this home is FULLY LOADED!! Now offering this 2550 square foot two storey with enough space for the whole family! You'll love the curb appeal - with groomed lawn, carriage style garage doors and warm stone accent. The main floor is an open floor plan with kitchen/dining/living room open to each other. The kitchen is a chef's delight with a large island, and plenty of cabinet and counter space. The living room has a feature wall with fireplace. This home is SO FUNCTIONAL - with a den/office in view of the kitchen. You can have your home office or play room here. Watch your kids doing homework as you prepare dinner! A bathroom and laundry room round off this level. The upper floor has MORE SPACE, with an upstairs family room, owner's suite (including ensuite), two additional bedrooms, and another full bathroom. The owner's suite is very large and has a massive walk-in closet and full 4 pc ensuite. The basement fully finished with another bedroom, rec room, full bathroom, and additional storage. It stays warm in the winter with in-floor heat. The house stays nice and cool in summer with central air conditioning. The garage is an oversized heated double garage to keep those vehicles warm. The back deck is perfect for relaxing, with a two tiered deck with one side covered. The manicured lawn belongs on a golf course! There are two sheds for outdoor storage and the yard is fully fenced. There's nothing to do but move in!