



GRASSROOTS
REALTY GROUP

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**7102 Cobb Street
Lacombe, Alberta**

MLS # A2251464



\$660,000

Division:	Henner's Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,397 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows, Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Window Coverings, Garage Door Opener and Controls

This One-of-a-kind, custom built Bungalow offers the perfect blend of Modern upgrades, energy efficiency, and timeless comfort. Featuring 5 Spacious bedrooms and 3 full bathrooms, this home is designed for both style and functionality. Highlights you'll love: -New commercial grade LVP Flooring throughout the main floor and stairs. New carpet in the basement. The home is fully outfitted with a Solar System (14 kw Solar grid tied system) with an average daily energy production of 58.5 KWH. Durable, Low maintenance Canexel Siding. Gorgeous, Landscaped yard with Perennials, a fenced dog run and under deck storage. Natural gas BBQ Hookups & Double Awnings for easy outdoor entertaining. Wired for hot tub. Vaulted Ceilings and open Concept Layout for an airy, spacious feel. The primary suite includes a 5 piece ensuite and walk in closet as well as a bonus den add on that would make the perfect nursery or office or sitting room- the options are endless. Two gas fireplaces for a cozy evenings and in-floor heating and on demand hot water for year round comfort. The double car attached garage is equiped with and EV charger. Within walking distance to Terrace Ridge School and Burman University. This home is perfect for families seeking covenience without sacrificing tranquility. With its thoughtful design, premium finishes, and breathtaking views, this bungalow is a rare find you won't want to miss.