



GRASSROOTS
REALTY GROUP

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33 FAIRWAY Drive
Lacombe, Alberta

MLS # A2252182



\$598,911

Division:	Fairway Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,691 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, On Golf C		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: FRIDGE , STOVE , DISHWASHER , WASHER , DRYER , HOOD FAN , FIRE PIT, GARAGE DOOR OPENER

Welcome to this timeless Cape Cod style home offering the perfect blend of charm, function, and location. With 4 bedrooms and 2 full baths, this property backs directly onto the 14th hole of the Lacombe Golf & Country Club, providing serene views and an unbeatable setting for golf enthusiasts and nature lovers alike. Not just a summer retreat, the course also transforms into a cross-country skiing haven in the winter, making this home a true year-round lifestyle property. Inside, the galley-style kitchen is designed with efficiency and elegance in mind, featuring a large farmhouse sink, excellent storage, and ample workspace—ideal for home cooks and busy families. The dining room, anchored by a cozy gas fireplace, sets the stage for warm gatherings. From here, patio doors open onto a low-maintenance composite deck, where you can enjoy outdoor living while overlooking the expansive backyard and stunning golf course vistas. The main floor offers a bright living room, a generous bedroom, and a full 4-piece bath—perfect for guests or main-floor living. Upstairs, you’ll find two spacious bedrooms and another full bathroom, while the finished basement provides even more flexibility with a fourth bedroom, a comfortable family room, a versatile bonus room, and abundant storage. An attached heated double garage completes this exceptional home, offering both practicality and comfort year-round. Whether you’re sipping your morning coffee on the deck, enjoying family dinners by the fire, or strolling out for a quick round of golf, 33 Fairway Drive delivers the lifestyle you’ve been waiting for. Don’t miss the chance to call this classic home yours!