



GRASSROOTS
REALTY GROUP

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

9 Sheep Close Lacombe, Alberta

MLS # A2256652



\$654,000

Division:	Shepherd Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,426 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, S		

Heating: High Efficiency, In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade

LLD: -

Exterior: Composite Siding, Concrete, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: 2-Fridges, 2-Stoves, 2-Built-In Dishwashers, 2-Microwaves Built-In, Stacking Washer/Dryer Combo Unit, 2-Garage Door Openers with 2 Remotes, Blinds, Window Coverings

Legally Suited and Elegantly Appointed home located on a large lot in a Fantastic Community. The Main Floor offers 3 bedrooms up with a Functional Kitchen, Great Room with a Cozy Gas Fireplace, Dining Area and Sunny West Facing Covered Deck. Plenty of space for a King-Sized Bed in the Master bedroom with a Walk-In Closet and 4 Piece Ensuite with Dual Vanities . The Main Floor also has the use of a Flex Room in the Basement that could double a 4th Bedroom or Office. The One Bedroom Legal Suite has Large Windows, Separate Entrance, Large Kitchen/Living Room Space, its own Laundry Facilities, and In-Floor Heat. Numerous Great Upgrades including; Hardiplank Siding, Heated Garage, Central Air Conditioning, and Maintenance Free Vinyl Fencing. This exceptional property is a short walk from Cranna lake and a network of beautiful walking trails. A Great Investment that needs nothing.