

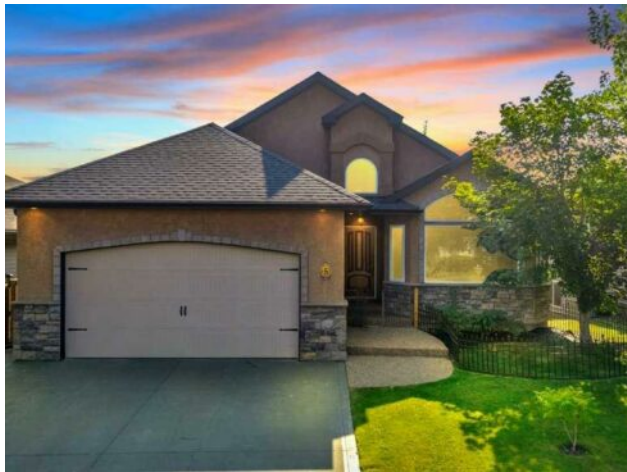


**GRASSROOTS**  
REALTY GROUP

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**5 Ebony Street  
Lacombe, Alberta**

**MLS # A2257190**



**\$675,000**

<b>Division:</b>	Elizabeth Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV mount, bar sink, portable pantry, shed

Hello Gorgeous! This 1,532 sq ft fully finished executive-style walkout bungalow is a show stopper, with endless upgraded features. From the stucco and stone-accent exterior, rear aggregate patio the curb appeal sets the tone for what's inside. Step into the tiled foyer, and your eye is immediately drawn to the open-concept main floor featuring a chef-inspired kitchen with a massive island, abundant cabinetry, soaring ceilings and seamless flow into the dining and living areas. The first of two gas fireplaces creates a warm and inviting sitting area, while an adjacent office/den offers a quiet retreat for work or study. The primary suite is a true sanctuary, boasting a spa-inspired 5-piece ensuite, walk-in closet, skylights, and direct access to the full-length, east-facing , no maintenance balcony&mdash;perfect for enjoying your morning coffee, or taking an afternoon break. Main floor conveniences also include laundry, oversized heated double garage with man door, ensuring functionality meets luxury. Downstairs, the walkout basement impresses with in-floor heating and a spectacular floor-to-ceiling stone-faced gas fireplace in the family room, complete with wet bar. This level also includes a Separate flex space, 3 additional spacious bedrooms, a 4-piece bath, and plenty of storage. A garden door leads you to the exposed aggregate patio and backyard. Additional highlights include: Central A/C for year-round comfort. Located within walking distance to Elizabeth Lake & Cranna Lake trails, this home offers easy access to nature, schools including Terrace Ridge and CHCS, and Burman University. This property is a rare find&mdash;combining timeless style, executive features, and a family-friendly location.