



GRASSROOTS
REALTY GROUP

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20 Cranna Cove Lacombe, Alberta

MLS # A2267169



\$575,000

Division:	Cranna Cove		
Type:	Residential/Triplex		
Style:	1 and Half Storey		
Size:	1,643 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 715
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions:	Blinds, curtains
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Former Show Home with Lake Views | Elegant Upgrades & Exceptional Setting Welcome to this impeccably maintained former show home, showcasing refined finishes, timeless design, and a premier location overlooking the park and serene lake beyond. The views through the expansive windows in the open-concept great room are truly captivating — enjoy morning sunrises over the water and natural light that fills the space throughout the day. This residence has been thoughtfully updated over the years with numerous enhancements, including fresh designer paint, new carpet, updated railings and spindles, and a modernized kitchen featuring granite countertops, a reimagined island and backsplash, a double sink, and garburator. The main-floor laundry now includes a new stackable washer and dryer, adding convenience and efficiency. Additional features include heated tile flooring in the ensuite, central air conditioning, a built-in stereo system, tiled entryway, and a concrete front approach. The walkout lower level offers a comfortable extension of living space, finished with laminate and carpet, and complemented by custom drapery — ideal for entertaining or quiet relaxation. Nestled in a quiet, established community, this upscale condo offers a perfect balance of elegance, comfort, and low-maintenance living. An exceptional opportunity for those seeking quality craftsmanship, peaceful surroundings, and a truly move-in-ready home.