



**7008 Henners Gate
Lacombe, Alberta**

MLS # A2279832



\$589,900

Division: Henner's Landing

Type: Residential/House

Style: 2 Storey

Size: 1,721 sq.ft. **Age:** 2009 (17 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.16 Acre

Lot Feat: Back Yard, Few Trees

Heating: Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Vinyl Siding

Zoning: r1

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows

Inclusions: fridge, stove, dishwasher bi, microwave bi, washer, dryer, shed, hot tub & cover, blinds & curtains, garage door remote -2, gazboo/planters-2, central airconditioning.

Located in the highly sought-after community of Henner's Landing, this superb 1,721 sq. ft. two-storey residence offers an exceptional blend of family-focused functionality and luxurious upgrades, located close to schools and outdoor amenities! The bright main floor makes a grand impression with a soaring two-story ceiling in the main entry, a dedicated den/office with sliding doors, and premium natural travertine tile flowing through the entry and bathrooms. The open-concept kitchen, featuring a center island and pantry, transitions seamlessly into a living area where double French doors lead to a private backyard oasis. This retreat-style outdoor space is fully landscaped with a water feature, family firepit area, and a large deck boasting a step-in hot tub sheltered by a beautiful pergola. Perfect for entertaining or a private retreat, with more than enough space to design future RV parking, should one choose. Practicality meets comfort with main-floor laundry, moving to access to an oversized 23' x 26' heated garage with extensive shelving, storage space and parking for two vehicles. Upstairs, the primary suite serves as a true sanctuary with its own private balcony for your morning coffee, walk-in closet, and a spa-like four-piece ensuite, with two additional bedrooms, one with its own walk-in closet. The fully finished basement adds even more value with cozy in-floor heating, a spacious family room for movie nights, and a fourth bedroom. The home also boasts central air conditioning, as well as the ventilation needed to install a wood burning fireplace or stove in the main family room. Perfectly positioned just one block from Henner's Pond and Lacombe's extensive trail system, this home provides a rare opportunity to enjoy a move-in-ready home in a prime location.