



GRASSROOTS
REALTY GROUP

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**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.

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