



GRASSROOTS
REALTY GROUP

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

**6 Metcalf Way
Lacombe, Alberta**

MLS # A2281609



\$459,900

Division:	Metcalf Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,181 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, On Street, Outside, Parking Pad, Rear Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot, Star		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Framing	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

PROUDLY representing another gorgeous show home by WOLOWSKI DEVELOPMENTS INC. This winning floorplan features an OPEN CONCEPT, stunning WHITE KITCHEN with gorgeous white subway tile and stainless appliances (MICROWAVE HOOD FAN AND BUILT IN DISHWASHER). Off the kitchen leads to a spacious deck with NORTH EXPOSURE. A wall pantry, rough in for water/ice for your future fridge, and an EAT UP ISLAND. The new modern LINEAR electric fireplace in the living room features a beautiful feature wall and can be enjoyed from the kitchen and dining. WOLOWSKI homes pride themselves on their very desired whitewash pine ceilings with an attractive black beam adding a warm ambiance. There are three bedrooms on the main floor, a 4-piece bathroom, and the primary featuring its own private 4-piece bath and WALK IN CLOSET. LED LIGHTING throughout making this home affordable and low maintenance. A LUXURY VINYL PLANK in a grey/beige (GREIGE) warm colors, waterproof and durable make a perfect choice for the main floor finishes. (Pet and kid friendly) The WALKOUT basement has a roughed in 4-piece bath that is fully plumbed and wired, a roughed in floorplan with 2 more bedrooms and a large recreation room, a commercial grade hot water tank, sump pump and a high efficiency furnace. The builder will negotiate sod, fence, and basement completion. (ICF) insulated concrete foundation is more costly to build, but provides strength, energy efficiency, and is the best way to provide thermal insulation to the home. It is more fire-resistant, soundproof, and resists water and moisture. Wolowski also is one of the few builders that still ROUGH IN under floor heat. Move right in with piece of mind knowing you have a 1 year builder warranty, and a 10 year progressive new home warranty.

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