



**9 Sheep Close
Lacombe, Alberta**

MLS # A2285893



\$649,900

Division:	Shepherd Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,437 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, F		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Manufactured Floor Joist, Shingle Siding, Silent Floor Joists, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Main: Fridge, stove, dishwasher, microwave hood fan, stackable washer and dryer. Suite: Fridge, stove, dishwasher, microwave hood fan. All window coverings, 2 garage door openers + 2 controls.

Welcome to this beautifully modified bi-level built in 2017, offering ELEGANCE, COMFORT, and EXCEPTIONAL FUNCTIONALITY. Located in a quiet, family friendly neighborhood, close to all amenities, walking trails and CRANNA LAKE, this property is the perfect blend of STYLE and PRACTICALLY. Inside you'll find stunning VAULTED CEILINGs, a cozy gas fireplace, in floor heat, and CENTRAL AIR Conditioning to keep you comfortable all year round. The thoughtful layout provides BRIGHT, OPEN LIVING SPACES ideal for both everyday living and entertaining. The gorgeous primary suite is a true retreat, featuring a 4-piece ensuite with his/her vanities, a custom TILED SHOWER and beautiful finishes throughout. The kitchen is truly a showstopper-designed to IMPRESS while offering everyday functionality. Gorgeous MAPLE cabinetry brings WARMTH and TIMELESS ELEGANCE, perfectly complemented by sleek STAINLESS-STEEL APPLIANCES that add a modern touch. A thoughtfully designed BUILT-IN work desk creates a perfect space for homework, managing household tasks, or working from home-keeping everything ORGANIZED and within reach. The sink is beautifully positioned under a sun-filled window, allowing NATURAL LIGHT to pour in while you prep, cook, or entertain. It's a BRIGHT and UPLIFTING space that is welcoming any time of day. The OPEN-CONCEPT design seamlessly connects the kitchen to the dining and living areas, creating an AIRY, EXPANSIVE feel that's perfect for hosting gatherings or enjoying cozy family evenings. More great features include: herringbone tile, ceiling fans, vinyl fence, covered patio, hardwood exterior, closet organizers, second laundry hookup, heated garage, high efficient furnace, upgraded plumbing, and WEST EXPOSURE!!! The two bedroom LEGALLY SUITED UNIT converts

back making this home a 5-bedroom, 3 bath home with large family room. Double glass doors currently separate the suite from the rest of the home. This property is extraordinary and must be viewed to see the endless possibilities. This isn't just a home, it's a LUXURIOUS LIFESTYLE!