



**18 Mackenzie Crescent
Lacombe, Alberta**

MLS # A2296900



\$619,900

Division:	MacKenzie Ranch		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,468 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Standard Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: Dishwasher, Gas stove, Microwave hood fan, Fridge, Washer/Dryer, Central Vac and attachments, Garage door Opener(s), Central Air Conditioner

Nestled on a quiet crescent in one of Lacombe's well-established neighbourhoods, this charming 1 $\frac{1}{2}$ storey home offers a functional and inviting layout with quality finishes throughout. The main floor welcomes you with a bright living room featuring a striking feature wall and a cozy fireplace with beautiful stone surround. Natural light flows generously through the home, creating an airy and comfortable atmosphere. The kitchen is a standout space, thoughtfully designed with ample workspace and easy access to the partially covered back deck that offers a gas hookup for a BBQ. Gas stove top with electric double ovens and dishwasher 4 years old. Two bedrooms are located on the main floor, with the spacious primary suite on the upper level, complete with a large walk-in closet and private ensuite. The fully developed basement with 9 ft ceilings adds excellent versatility, offering two additional bedrooms, a full bathroom, dedicated laundry/utility room, and a storage room. The impressive wet bar makes this lower level a natural gathering space, and in-floor heat throughout ensures year-round comfort. Outside, the large heated double attached garage provides convenient parking and storage. The backyard is a practical featuring dedicated RV parking with a 50-amp hookup and the added benefit of an extra-wide back alley for easy access. Additional features include central air conditioning and central vacuum. A meticulously well kept home offering space, comfort, and standout amenities. This home is ready to welcome its next family.