



**94 Mackenzie Crescent  
Lacombe, Alberta**

**MLS # A2297474**



**\$565,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | MacKenzie Ranch                  |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Modified Bi-Level                |               |                   |
| <b>Size:</b>     | 1,468 sq.ft.                     | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached           |               |                   |
| <b>Lot Size:</b> | 0.01 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Pie Shaped Lot, Treed |               |                   |

|                    |                                                    |                   |      |
|--------------------|----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame          | <b>Zoning:</b>    | R1-N |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Pantry, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** Hot tub and Blinds

Show-home quality meets everyday livability in the heart of MacKenzie Ranch. Set on a generous pie-shaped lot, this modified bi-level offers the kind of space and privacy that's hard to come by. The fully finished basement is where the home truly shines. In-floor heating and a wet bar come together to create a lower level people actually gather in, not just pass through. Upstairs, the layout is as practical as it is polished, with five bedrooms and three bathrooms giving everyone room to breathe. The beautiful gas fire place really ties in the upstairs family room. Outside, covered decks and the hot tub make the most of every season. The heated and insulated garage keeps mornings manageable, and there is RV parking available with easy back alley access.