



**85 Hathaway Lane
Lacombe, Alberta**

MLS # A2297753



\$619,900

Division:	English Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,119 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity		

Inclusions: Window coverings, Central vac, hose & bare floor attachment, tv mounts x 2, hot tub -as is

There's something about a home that just feels settled the moment you step up to it—and this one does exactly that. Set on a generous corner lot in English Estates, with wide open space around you and a sense of quiet privacy, this updated two-storey blends a modern farmhouse feel with a warmth that makes it easy to imagine everyday life unfolding here. Inside, the light leads the way. South-facing windows anchor the main living space, drawing in sunshine that plays off crisp white walls, rustic barnboard-style flooring, and wood ceiling beams that add just the right amount of texture. The kitchen is designed for real living—room to spread out, cook together, gather, and stay awhile. Thoughtful details like the coffee bar, open shelving, and a view over the backyard make it feel connected and functional without ever feeling busy. Just off the kitchen, you'll find main floor laundry and a refreshed powder room, along with easy access to the backyard for those in-and-out days. Tucked away from the main hub, a cozy den offers a quieter corner of the home—perfect for movie nights or a slow evening with a good book. Upstairs shifts into a more restful pace. The primary suite feels calm and private, with a walk-through closet and an ensuite designed for ease, featuring a glass shower and dual sinks. Two additional bedrooms and a bright office share a sun-filled bathroom, while the stairwell—framed by a large new window—keeps the entire upper level feeling open and connected to the light. The basement continues that same feeling, with a spacious family room, a renovated bathroom, and enough natural light to make it a space you'll actually use every day. Outside is where this property really stretches out. The .28-acre corner lot offers room to breathe, with low-maintenance vinyl fencing, a long cedar

deck, a gazebo for cooler evenings, and spaces for both play and purpose—from the vegetable garden to the apple tree. A large permitted custom shed, along with additional storage and a playhouse, rounds out a yard that's as practical as it is enjoyable. With updates like exterior paint, some new appliances (washer/ dryer 2024, dishwasher 2025), improved ventilation, a new sump pump, dual air conditioning units, and zoned in-floor heat, the home has been cared for in all the ways that matter—you can feel it in how everything comes together. It's the kind of place that doesn't need to try too hard. It just works, quietly and comfortably, for the way people actually live.