



**49 Coventry Lane
Lacombe, Alberta**

MLS # A2299326



\$724,900

Division:	English Estates		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,936 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home

Inclusions: central vac & attachment (no power head), window coverings, garage shelving, laundry room black wardrobe, tv mounts x2, deep freezer x 2

Tucked into a quiet corner of coveted English Estates, this thoughtfully updated, wonderfully unique 1.5 storey home sits on a generous 0.35-acre lot—offering both privacy and presence on Coventry Lane. The curb appeal sets the tone. Inside, the home opens into a warm, welcoming entry with a cleverly hidden coat closet—one of many small, intentional details carried throughout. The main living room is filled with natural light, framed by expansive windows and a vaulted ceiling that adds both openness and comfort. Just beyond, the dining space brings a touch of drama with a striking slate feature wall—an ideal setting for gathering and hosting. The kitchen is both functional and beautiful, with warm white custom cabinetry, crisp tile backsplash, and granite countertops that anchor the space. A darker-toned island adds contrast, depth and extra storage. The surrounding windows in the dining nook create a bright, relaxed atmosphere without feeling stark and give beautiful views of the lush backyard. A few steps down, the sunken den offers a quieter place to unwind, complete with a cozy gas fireplace and open railing that keeps the connection to the main space. The layout continues with a flex space, a practical mudroom, and a convenient 2-piece bath. The laundry room is well-equipped with storage, counter space, and a sink—designed for everyday ease. The addition of hanging/ drying rails and an additional pantry make this room multi-purpose. You’ll also find access to the fully finished, heated garage, complete with workspace and additional storage. Upstairs, the open second-storey layout features three bright bedrooms and a full 4 piece bath. The spacious primary suite overlooks the private backyard. The ensuite feels like a retreat, with a double vanity, soaking tub, and separate shower/ WC. The walk in closet has ample hanging and

shelf storage. The lower level extends the living space even further, with a large, comfortable family room —perfect for movie nights or quiet evenings. A fourth bedroom, 3-piece bath, and an expansive storage room with built-in shelving and updated mechanical (including two hot water tanks and a recently serviced furnace) add both function and peace of mind. Throughout the home, fresh light paint, crisp white trim, and rich hardwood flooring create a cohesive, timeless feel. Outside, the 88' x 188' lot is mature, private, and easy to enjoy. The tiered deck extends directly off the kitchen and offers two levels to enjoy the outdoors. There is also a lovely firepit for cozy evenings roasting marshmallows. The .35 acre west-facing backyard is fully landscaped with trees, shrubs, and perennials, along with in-ground watering—making outdoor living simple and low maintenance. Situated next to one of the neighbourhoods lovely walking trails, access to parks, playgrounds and schools are just steps away. This is a home that balances space, warmth, and thoughtful updates in a location that's hard to match.