



**6 Cranna Place  
Lacombe, Alberta**

**MLS # A2301009**



**\$679,900**

<b>Division:</b>	Cranna Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, No		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV wall mounts

Welcome to this exceptional bilevel home located on the peaceful, tree-lined close of Cranna Place in one of Lacombe's most desirable neighbourhoods. Tucked away in a quiet cul-de-sac, this property offers privacy and tranquility while remaining conveniently close to Cranna Lake, parks, schools, and all the amenities the historic city of Lacombe has to offer. Boasting 4 spacious bedrooms plus a dedicated office and 3 full bathrooms, this thoughtfully designed home provides ample room for family living and productive work-from-home space. The open-concept main level flows beautifully, creating a bright and inviting atmosphere perfect for entertaining or everyday comfort. This high-end residence has been extensively upgraded throughout, including: Central A/C Brand new roof Beautiful tile and luxury vinyl plank flooring Stylish new backsplashes Fully renovated bathrooms Modern lighting fixtures A relaxing gazebo in the backyard And many more premium updates From the moment you step inside, the quality finishes and attention to detail are evident. Whether you're relaxing in the private backyard oasis under the gazebo or enjoying the serene neighbourhood setting, this home truly offers the perfect blend of luxury, functionality, and location.