



**78 Parlby Crescent
Lacombe, Alberta**

MLS # A2302227



\$549,900

Division:	Metcalf Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,361 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Vinyl Siding, Wood Framing, Wood Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

~JUST WOW~A very thoughtful design by WOLOWSKI HOMES. This quality-built home has a family in mind, situated in a quiet new SUBDIVISION right across the road from a children's playground. In the WOLOWSKI HOMES you'll be impressed with the ICF (INSULATED CONCRETE FORM) Foundation, commercial grade 50 gallon Hot Water Tank, and HIGH EFFECIENCY FURNACE! Vaulted whitewash pine ceilings with beautiful white beams compliment the main floor, giving an airy bright OPEN CONCEPT. Quartz countertops throughout, white soft close cabinets, and stainless appliances. A wall pantry in the spacious kitchen provides ample room for all the groceries, crock pots and air fryers too! Eat up peninsula, and spacious dining allows for comfort and functionality, a lovely and welcoming atmosphere for dining and entertaining. There are three generous size bedrooms on the main floor, the primary featuring a large walk-in closet and spa inspired four-piece bath!! White oak LUXURY VINYL PLANK on the main floor is waterproof and family friendly for children and pets. The basement features a FINISHED four-piece bathroom for added convenience. A SUMP PUMP, roughed in IN FLOOR HEAT, room for two additional bedrooms, and a massive family/rec room. Easy and inexpensive to complete, ask builder for details. A wonderful two car garage has been drywalled with two garage soft close doors, a drain and roughed in for gas heater. The curb appeal speaks for itself, a spacious CORNER LOT offers additional parking for guests, lots of natural exterior stone and warm NEUTRAL colors keep this home looking timeless year after year. A one-year builder warranty, and ten-year NEW HOME WARRANTY, providing peace of mind.