GRASSROOTS REALTY GROUP

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60 Garden Road
Lacombe, Alberta

MLS # A2303276

$434,750

Division:	Fairway Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,006 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: none

This efficiently designed home has thoughtful architectural details that elevate it above the ordinary. Soaring vaulted ceiling with oversized windows flood the space with natural light and create an airy expansive feel. A unique alcove-style opening between the kitchen and dining room allows for the best of both worlds: seamless flow for entertaining, while subtly keeping the work space tucked out of direct sight. With 4 bedrooms and 2 bathrooms, this home provides flexible space for families, guests, or a home office. Impeccably cared for and tastefully decorated in a way that feels both modern and welcoming. Stay comfortable year round with central air conditioning. Outside you'll find a 24 x 26 heated garage with plenty of additional yard space for relaxation, gardening, or play. Ideally located close to the Woodland Drive Park, North West Recreation Area, and Woodland Soccer Fields, as well as some schools, a perfect blend for quiet residential living with easy access to outdoor recreation. A move-in ready property that checks all the boxes--bright! spacious! and EXCEPTIONALLY well kept!

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