



**GRASSROOTS**  
REALTY GROUP

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## 8 Cameron Court Lacombe, Alberta

**MLS # A2193771**



**\$765,000**

<b>Division:</b>	Willow Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,974 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Street Light		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Cement Fiber Board, Metal Siding , Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Water Softener, RO System, A/C Unit, Central Vacuum & Attachments

Beautiful fully finished two storey home in Cameron Court! Stunning from the moment you pull into the private cul-de-sac with modern features & colors inside and out. There are amazing countryside views across the open fields with the west facing backyard. An amazing 2,873 square feet of finished living space, perfect for families or anyone looking for a well crafted turn key property. Stepping through the front door into the grand foyer, the large picture window allows for the natural light to enter the home with you. The chandelier and built-in bench are complementary additions to the foyer. The stylish kitchen has ceiling height beveled shaker cabinets with substantial storage space and a matching built-in range hood. The oversized island has an upgraded sill granite sink and tap for the reverse osmosis system. Off the kitchen is the walk-in pantry with the shaker cabinetry, built-in shelving, and a coffee bar. Quartz countertops throughout the entire home - coffee bar, bathrooms, wet bar, and kitchen. Raised ceilings make each space feel even brighter. The main floor dining, kitchen, and living room is a timeless open concept layout. The living room has a board & batten mantle gas fireplace and large windows perfect for viewing the evening sunset. There is access to the partially covered backyard deck from the dining room. Off the living room is the garage access, mudroom and a two piece bathroom. The mudroom is a perfect space to contain the outdoor clothes of any season with built-in storage cubbies, coat hangers and a closet. Heading upstairs the second floor has three bedrooms, a four piece bathroom, a five piece ensuite and a laundry room. The master bedroom has a large walk-in closet and a ensuite that has two sinks, a freestanding soaker tub, and a fully tiled surround shower with a glass door. The laundry room has lots of cabinet space that is just steps from each bedroom

on the second floor. The two additional bedrooms are large with great closet space. Heading downstairs there is a massive family/recreation room, a bedroom, a three piece bathroom, a utility room, a storage room and under stair storage. The family room has a wet bar which also has an upgraded sill granite sink. There is functioning in-floor heat in the basement along with a water softener system. In the attached double garage there is a forced air overhead heating unit, a separate central vacuum hookup and a 9 foot overhead door. This property has a fully fenced and landscaped backyard with no neighbors behind for a private setting. The vinyl fence has a man gate on each side of the house for great access to the backyard. The partially covered back deck has a low maintenance vinyl Duradek product installed. There are more details and features that stand out in person, the pride of ownership is absolutely evident! Nestled into the city of Lacombe in the Willow Ridge subdivision with nearby parks, playgrounds, schools, lakes, and more. This is a premier home in an excellent community!