# **\$739,900 - 36 Meadow Close, Lacombe**

MLS® #A2197198

# \$739,900

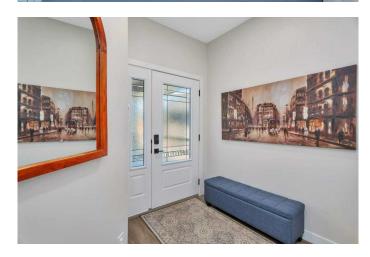
4 Bedroom, 3.00 Bathroom, 1,411 sqft Residential on 0.21 Acres

Shepherd Heights, Lacombe, Alberta

**EXECUTIVE WALKOUT BUNGALOW IN** LACOMBE WITH A NEW SUNROOM! This beautiful four bedroom three bathroom home offers 2710 square feet of developed living space with contemporary finishes & upgrades throughout. The quality craftsmanship is noticed the moment you walk in through the front door into the spacious foyer. Open concept main floor features tall ceilings & gorgeous vinyl plank floors throughout. Bright and clean white kitchen has full custom cabinetry, quartz counters with center island, stainless steel appliances and convenient corner pantry. The adjacent dining area has room for a large table which is perfect for entertaining. The living room features a magnificent fireplace with floor-to-ceiling stonework & a wooden mantel with large picture windows. Head out the garden door off the dining area which leads to the newly constructed three season sunroom which is 10' x 24' with gas hook-ups. The primary bedroom is your own personal retreat with a spa-like five piece ensuite featuring dual vanities, separate tile shower, deep soaker tub, & walk-in closet with built-in shelving. There is a main floor bedroom (no closet), two piece powder room & huge laundry/mud room leading out to the garage to complete the main level. The lower level is fully finished with two large bedrooms, plenty of storage, four piece bathroom, family room and a fabulous recreational room. Walk out into the landscaped and fenced north east facing yard







and enjoy the close convenience of the walking trails to Cranna Lake. Oversized heated 34' x 24' garage has been fully finished and offers two floor drains and a newly installed electric car charger. Central AC & in-floor heat. A beautiful home in a quiet cul-de-sac ready for you to call it home.

#### Built in 2022

# **Essential Information**

MLS® # A2197198 Price \$739,900

Bedrooms 4
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,411 Acres 0.21 Year Built 2022

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 36 Meadow Close Subdivision Shepherd Heights

City Lacombe
County Lacombe
Province Alberta
Postal Code T4L 0J1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Concrete Driveway, In

Garage Electric Vehicle Charging Station(s), Insulated, Oversized

# of Garages 2

### Interior

Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Interior Features

Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In

Closet(s)

**Appliances** Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

**Fireplaces** Gas, Living Room, Mantle, Stone

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

# **Exterior**

**Exterior Features** None

Lot Description Back Yard, Cul-De-Sac, Landscaped, Maintenance Lawn, Low

Landscape, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation **Poured Concrete** 

#### Additional Information

Date Listed February 25th, 2025

Days on Market 17 R1

Zoning

# **Listing Details**

Listing Office Royal Lepage Network Realty Corp.

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