

# \$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**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, 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, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 25th, 2025
Days on Market	17
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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