

# \$699,900 - 36 Meadow Close, Lacombe

MLS® #A2210067

**\$699,900**

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 through the front door. The 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 striking 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 10' x 24' three season sunroom, the perfect spot for enjoying your morning coffee. 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. A second bedroom (no closet), two piece powder room & huge laundry/mud room leading out to the garage 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' deep x 24' wide garage offers two floor drains and an overhead gas heater. Other extras include central AC, operational in-floor heat, soft close drawers on all cabinetry and much more. A beautiful home with all the curb appeal in a quiet cul-de-sac makes this the perfect place to call home.

Built in 2022

**Essential Information**

MLS® #	A2210067
Price	\$699,900
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	Concrete Driveway, Double Garage Attached, Heated Garage, 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	BBQ gas line, 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	April 9th, 2025
Days on Market	53
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.