

# \$674,900 - 57 Fairway Drive, Lacombe

MLS® #A2222454

**\$674,900**

4 Bedroom, 4.00 Bathroom, 2,561 sqft

Residential on 0.21 Acres

Fairway Heights, Lacombe, Alberta

What a truly spectacular property in Fairway Heights of Lacombe! Tucked away at the end of the street, in a neighbourhood with mature trees, scenic western horizon views, and backing onto the 14th tee box of the Lacombe Golf and country Club sits this immaculate 2-storey home. Featuring a covered front porch, attached double garage (with access to the main and basement levels) and a yard that is simply breathtaking! As you enter this bright and welcoming home, you will see a wall of windows overlooking the mature, private yard and golf course. A unique bedroom and full bath is located right off the entry, which leads into the living room - complete with brick corner fireplace. The meticulously designed kitchen is a chef's dream, with huge a centre island plus a breakfast nook, quartz countertops, stainless steel appliances, a built-in pantry and custom cabinets with crown moulding. An additional office is located directly off the kitchen, as is the formal dining space. Your main floor laundry and half bath are conveniently located off the attached double garage. The bright upstairs hallway with open railing overlooks the living room below. The primary bedroom does not disappoint, with a walk in closet, fully upgraded ensuite with a double shower and a private rooftop deck overlooking the golf course! An additional two bedrooms and a full bathroom complete this charming upper level. Walking out on to the back deck, you will continue to be in awe as you watch your mature yard bloom



in a rainbow of thoughtfully planted shrubbery, tucked underneath a canopy of mature trees. And of course you may also enjoy views of the golf course, which is perfectly framed behind your chain link fence with gate access to the course for both golfing in the summer and winter access to the groomed cross country ski trails. The basement offers ample future development opportunities, and includes a staircase to the attached garage, providing convenient access to storage. Located within walking distance of Central Alberta Christian High School and Ecole Secondaire Lacombe Composite High School, as well as numerous parks, lakes, trails and green space - this unique and well constructed home is sure to impress even the most discerning buyer!

Built in 1982

### **Essential Information**

MLS® #	A2222454
Price	\$674,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,561
Acres	0.21
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	57 Fairway Drive
Subdivision	Fairway Heights
City	Lacombe
County	Lacombe

Province	Alberta
Postal Code	T4L 1B5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, On Golf Course, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	5
Zoning	R1

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.