

**38 Estella Crescent**  
**Lacombe, Alberta**
**MLS # A2271075**

**\$839,900**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Elizabeth Park                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | 2 Storey                                                         |               |                   |
| <b>Size:</b>     | 2,190 sq.ft.                                                     | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Garage Faces Front, Heated Garage, Triple Garage Attached        |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed |               |                   |

|                    |                                   |                   |             |
|--------------------|-----------------------------------|-------------------|-------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Ceramic Tile, Cork, Hardwood      | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt                           | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | 31-40-26-W4 |
| <b>Exterior:</b>   | Composite Siding, Stone           | <b>Zoning:</b>    | R1          |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -           |

**Features:** Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Wet Bar

**Inclusions:** N/A

Beautifully finished 2 Storey home, tucked away in a peaceful community, with a Triple Attached Garage, and backing on to the picturesque walking trails of Elizabeth Park. Upon entry, you are greeted by a tiled foyer, nicely appointed Den/Office that comes with a sink, and gorgeous built in cabinetry. Further on in, you will be immediately drawn to the flood of natural light throughout the 2 Storey living room, vaulted ceiling, accented by the stone finishing on the fireplace from floor to ceiling. Plenty of high end finishes in the kitchen, including quartz countertops, soft-close drawers, full tile backsplashes, large kitchen island, and walk-through pantry with a prep sink. The dining room is surrounded by more windows, and provides access to the huge deck, partially covered, with Gas hookup for the BBQ. The back yard also includes a garden shed with siding and finishes that match the house, along with a concrete path & pad for the firepit area. The main floor also includes a 2 piece bathroom, and of course access to the heated Triple Attached Garage, which also has a separate entrance into the back yard. Upstairs features an area overlooking the living room, convenient laundry room next to the bedrooms, a 5 piece main bathroom with dual sinks, along with 3 bedrooms. The primary bedroom is an oasis, with a couple of windows overlooking the living room, and 5 piece ensuite that features a pedestal tub with tile surround, dual sinks, nicely tiled shower, and walk in closet. Downstairs features a recreation area set up for pure entertainment, with full wet bar, a feature nook, the fourth bedroom currently set up as a gym, and a 3 piece bathroom with steam shower! Additional features include LED lighting throughout, efficient in-floor heating serviced by a boiler system, oversized H/W tank, and water softening equipment. Recent upgrades include newly installed A/C, the

in-floor heating system has been flushed and new glycol installed, and the cushion tanks, PSV's and zone valves have been replaced. Washer & Dryer, and the induction stove top in the kitchen were replaced about 2 years ago.