

\$470,000 - 56 Iron Wolf Boulevard, Lacombe

MLS® #A2100153

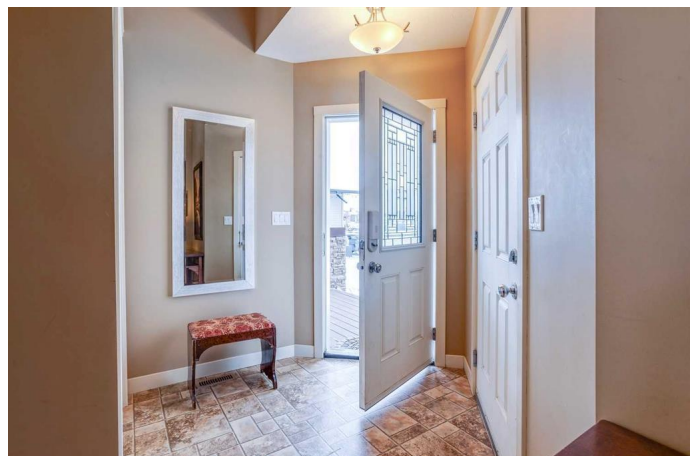
\$470,000

5 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.12 Acres

Iron Wolf, Lacombe, Alberta

WELL BUILT, WELL KEPT HOME WITH COUNTRYSIDE VIEWS! Located on a quiet street, this 5-BEDROOM, 3-BATHROOM home is the PERFECT FAMILY HOME. Step inside off the welcoming front deck to a large entry with direct access to the double car garage. Just 7 steps up the main floor delivers 1174 sq/ft of living space and includes a well-designed, functional kitchen with BREAKFAST BAR, large PANTRY and laundry. The dining room has plenty of space for a large dining table and the spacious living room has a GAS FIREPLACE for those cozy winter nights and lots of windows that flood the home with NATURAL LIGHT. Vented windows are purposely positioned to allow for a cool breeze to flow through on those warm summer days. The OPEN CONCEPT FLOOR PLAN is ideal for family togetherness and gatherings. You™ll appreciate 3 bedrooms and two full bathrooms on the main floor – or easily convert one bedroom into a HOME OFFICE. The fully finished lower level is host to another 2 large bedrooms, another full bathroom, lots of storage and an ENORMOUS REC ROOM, which sets the stage for a home theatre room (sounds around system is included in the sale), and lots of extra space for a pool table, ping pong table or children™s play area. Popcorn and beverages can be conveniently located in the built in wet bar. The beautiful FRENCH DOORS, INSULATED CEILING and SILENT FLOOR SYSTEM add enhanced acoustics. Larger than typical windows were



designed into the lower level creating a bright, sunshine filled space! Exceptional builder Energy Saving Details in this home include: ICF Quad Lock Foundation (providing significant Energy Savings), Goodman High Efficient Furnace (serviced March 2024) and R40 Blown in Ceiling Insultaion. This spacious home with 2423 sq/ft of TOTAL LIVING SPACE has a large SOUTH FACING BACK YARD with a deck and beautiful, unobstructed VIEWS TO THE FARMLAND behind, which is owned by the Alberta Government and leased to Olds College - ensuring this spectacular countryside view will not be interupted with new builds. Across the street from the front of the house sits a large GREEN SPACE with a PLAYGROUND and a storm water pond which is maintained by the city of Lacombe and is used for recreational use. In the winter it is cleared, allowing for ICE SKATING and HOCKEY. Sellers are original owners and have kept great care of this home! Book your showing today!

Built in 2009

Essential Information

MLS® #	A2100153
Price	\$470,000
Sold Price	\$465,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,281
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	56 Iron Wolf Boulevard
Subdivision	Iron Wolf
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2K5

Amenities

Utilities	Electricity Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Laminate Counters, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Electric Range, Gas Dryer, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Stone, Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	January 24th, 2024
Date Sold	April 30th, 2024
Days on Market	97
Zoning	R1

HOA Fees 0.00

Listing Details

Listing Office Charles

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