

\$569,900 - 12 Talisman Close, Lacombe

MLS® #A2107727

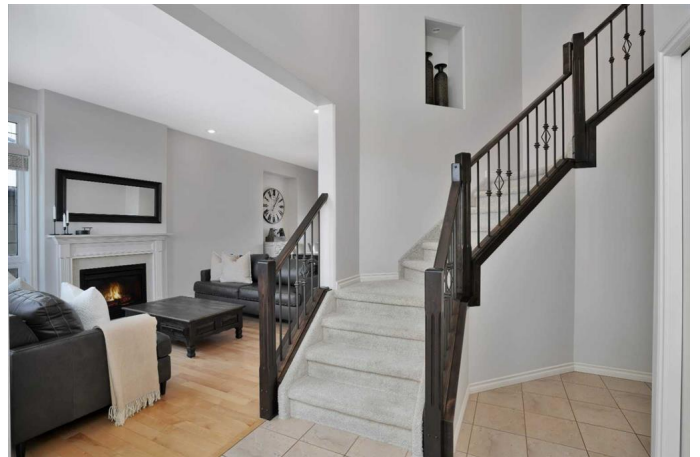
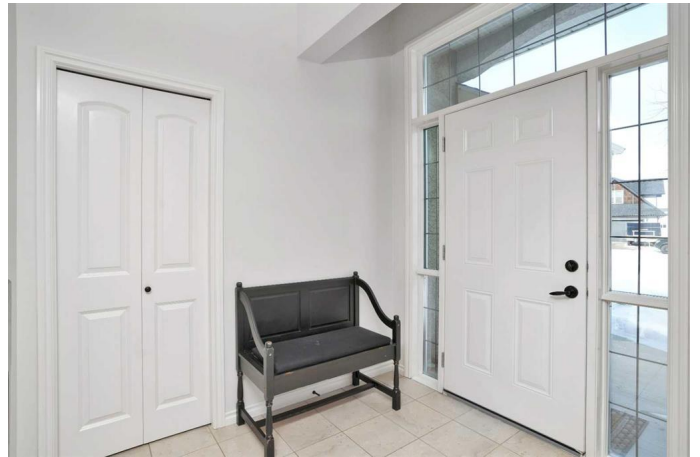
\$569,900

4 Bedroom, 4.00 Bathroom, 2,002 sqft

Residential on 0.15 Acres

Terrace Heights, Lacombe, Alberta

Welcome to 12 Talisman Close! This fully finished 2 storey WALK-OUT is in mint condition and offers many desirable features for today's family including a quiet and safe location, large pie-shaped lot, front attached garage, and an excellent floor plan! Begin with the spacious tiled front entrance, hardwood throughout the main level, a formal front living area with gas fireplace and a rear family room with a second fireplace, there is a large dining room ideal for family gathering and a breakfast nook for casual dining! The kitchen is perfect for the family chef with granite tops, stainless appliances, a large center island, corner walk in pantry, quality cabinetry and ample counter space. The rear living room is nicely connected, flooded with natural light, and overlooks the rear deck and yard. There is also main floor laundry with a sink and quality cabinet storage, and 2pce bath. The upper floor has 3 bedrooms plus a full bath with the beautiful master bedroom offering it's own walk-in closet and 5pce ensuite featuring a corner jetted tub, dual vanities and large shower. The walkout basement is fully finished with infloor heat, a large rec room, 4th bedroom, versatile flex room and a 3pce bath. Other important features of this fine home include central A/C, fresh paint throughout, a newer hi-efficiency furnace, underground sprinklers, heated garage, and R/O water filtration. This home offers a wonderful combination of beautiful curb appeal, the location is ideal close to schools and walking



paths, the floor plan is excellent and the home is in fabulous condition!

Built in 2006

Essential Information

MLS® #	A2107727
Price	\$569,900
Sold Price	\$567,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,002
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 Talisman Close
Subdivision	Terrace Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2N9

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	February 22nd, 2024
Days on Market	8
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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