

\$485,000 - 38 Mackenzie Ranch Way, Lacombe

MLS® #A2166777

\$485,000

3 Bedroom, 3.00 Bathroom, 1,274 sqft

Residential on 0.13 Acres

Mackenzie Ranch, Lacombe, Alberta

Welcome to 38 Mackenzie Ranch Way! This home has been meticulously maintained and shows like a 10! Step inside the spacious entry way with extended closet space and bench seating. Up from the entrance your greeted by a bright, OPEN CONCEPT main floor living space - thanks to VAULTED CEILINGS and an abundance of LARGE WINDOWS. The kitchen has ample cabinets, stainless steel appliances, a corner PANTRY, ISLAND with power and extra seating for 4. The living room is large but cozy with a TILE GAS FIREPLACE and mantel. Notice the flooring throughout the main level, and it's a perfect blend of both warm and cool tones. A bedroom, four piece bathroom and another two storage closets finish off the main floor. Above the garage and away from the rest of the home, you'll find the large primary bedroom with WALK IN CLOSET and 5 PIECE ENSUITE including DUAL SINKS, a corner shower and separate SOAKER TUB. Downstairs has plush carpet, a third bedroom, spacious family room wired for a projector and surround sound, laundry room with sink, backup generator panel and lots of under the stair storage. There is also working IN FLOOR HEAT for those chilly winter evenings. There is room for a 4th bedroom (see attached plan) and seller may be willing to add one to this home if needed! The double garage has heavy duty shelving that will stay and it's roughed in for overhead heat-current owner never heated it because its insulated and drywalled and maintains a nice



temperature throughout the year. Backyard is FULLY FENCED, has under the deck storage, RV PARKING with POWER, and a firepit. This home is close to walking trails, the pond, playgrounds and has easy access to the highways and is located on a friendly street!

Built in 2015

Essential Information

MLS® #	A2166777
Price	\$485,000
Sold Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,274
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	38 Mackenzie Ranch Way
Subdivision	MacKenzie Ranch
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0B4

Amenities

Parking Spaces	6
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Off Street, Parking Pad, RV Access/Parking, RV Gated

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home,
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	Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	In Floor, Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 11th, 2024
Days on Market	23
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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