

# **\$599,900 - 5420 58a Streetcrescent, Lacombe**

MLS® #A2208189

**\$599,900**

4 Bedroom, 4.00 Bathroom, 2,276 sqft

Residential on 0.05 Acres

Fairway Heights, Lacombe, Alberta

STUNNING EXECUTIVE HOME BACKING ONTO THE LACOMBE GOLF AND COUNTRY CLUB in a sought after crescent. Boasting 2275 sq ft up plus a fully developed 1084 sq ft basement and double attached heated garage. Upon entering you will be greeted in the foyer by a dramatic spiral staircase leading to the upper floor and to your left french doors to a beautiful living room complete with fireplace and then onto the spacious dining room with a great view. The kitchen boasts a countertop stove, wall oven and plenty of cabinets as well as an island, dining kitchen nook and a great view of the golf course. Kitchen has ceramic tile and then step down into the family room with a nice view of the back yard. The 16 x 22 west facing deck is accessed right off the kitchen and comes complete with a beautiful gazebo which is shaded by a curtain of Swedish Aspens for privacy and shade. Formal living room, dining room and foyer boast solid pear hardwood and sunken family room has newer vinyl plank flooring plus a wood stove to cozy up to. Ascend the stunning spiral staircase to the upper level where you will find the large primary bedroom open to a jacuzzi tub, separate shower and w/c as well as a nice size walk in closet. Two good size bedrooms, main bath and a laundry room with sink complete the upper level. To the right of the main entrance you will find a half bath and entrance to the attached garage complete with 220V. Now, onto the downstairs you will find a huge



storage room at the bottom of the stairs plus a large recreation room, a good size bedroom, the sauna and the utility room which houses two furnaces (one for upstairs and one for down), as well as two hot water tanks. In floor heat is fully functional in the basement and garage. The back yard has exceptional shrubs and perennials. Attached garage has access to the back yard. Updates include all new vinyl windows in 2005, newer carpet up, no poly B other than the infloor heat which circulates all year and if fully functional), hot water tanks 2018 and 2023, vinyl plank intalled last year, 50 year warranty on Euroshield shingles and all new light switches. This property has been very well looked after and is in immaculate shape.

Built in 1985

**Essential Information**

MLS® #	A2208189
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,276
Acres	0.05
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	5420 58a Streetcrescent
Subdivision	Fairway Heights
City	Lacombe
County	Lacombe

Province	Alberta
Postal Code	T4L 1I7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Central Vacuum, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Walk-In Closet(s), Vinyl Windows, Sauna
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Built-In Range
Heating	Forced Air, Natural Gas, In Floor, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Living Room, Mantle, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Private, Street Lighting, Front Yard, Views
Roof	Rubber
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	76
Zoning	R1

### Listing Details

Listing Office	Red Key Realty & Property Management
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