

# \$650,000 - 70 Parlby Crescent, Lacombe

MLS® #A2214759

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,266 sqft

Residential on 0.27 Acres

Metcalf Ridge, Lacombe, Alberta

Put this home at the top of your list!

Located in the desirable Metcalf Ridge subdivision, this beautiful modified bi-level by Reiser Developments offers a fantastic floor plan, a stunning modern look, and an unbeatable location directly across from a park with walking trails. Sitting on over a quarter of an acre, this immaculately cared-for property offers plenty of outdoor space for your family to enjoy.

Inside, the bright kitchen features white cabinetry, a gorgeous tile backsplash, quartz countertops, pantry, and includes all appliances – fridge, stove, built-in microwave, and dishwasher. French doors off the dining area lead to a family-sized deck, perfect for barbecuing and entertaining, while overlooking the large, landscaped yard. The living room is generous in size and showcases stylish vinyl plank flooring that flows through the kitchen and dining areas, with ceramic tile in the bathrooms. Two bedrooms are located on the main floor, one offering a walk-in closet, along with the main floor laundry and a full four-piece bathroom. Just a few steps up, the spacious primary suite offers another walk-in closet and a beautiful four-piece ensuite.

The fully finished lower level, completed by the builder, features a cozy gas fireplace, a large open family room, a fourth bedroom, and a bathroom rough-ins – plus there's plenty of space to easily add a fifth bedroom if desired.



This home is loaded with extras including central air conditioning, gas line to the BBQ, a front attached garage, a large detached garage, a carport, and extensive RV parking complete with two RV gates, a smaller utility gate, and a 50-amp RV plug. The beautifully landscaped yard includes multiple fruit trees (plum, apple, and cherry) and raspberries, plus a 10x10 storage shed. Additional highlights include a 50-gallon hot water tank, the Remainder of the 10-Year New Home Warranty.

This home is truly move-in ready â€” offering space, style, and an incredible location for the entire family!

Built in 2021

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214759          |
| Price          | \$650,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,266             |
| Acres          | 0.27              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 70 Parlby Crescent |
| Subdivision | Metcalf Ridge      |
| City        | Lacombe            |
| County      | Lacombe            |
| Province    | Alberta            |
| Postal Code | T4L 0J9            |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Carport, Double Garage Attached, Double Garage Detached, Driveway, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Paved, RV Access/Parking |
| # of Garages   | 4  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), French Door, No Smoking Home, Pantry, Quartz Counters                         |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Gas Grill, RV Hookup                         |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 56               |
| Zoning         | R1               |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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