

# \$739,900 - 4 Cranna Place, Lacombe

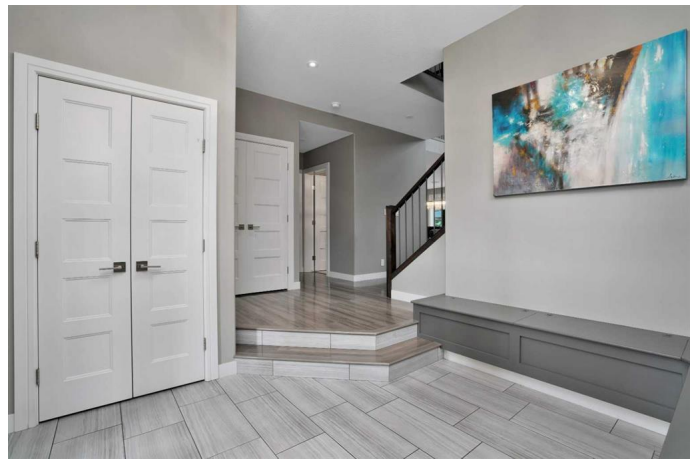
MLS® #A2197253

## \$739,900

5 Bedroom, 4.00 Bathroom, 2,486 sqft  
Residential on 0.23 Acres

Cranna Cove, Lacombe, Alberta

Everything you're looking for in large family home is HERE. This gorgeous CUSTOM COLBRAY home sits on a massive 10000+ square foot pie lot nestled in the trees and steps from Cranna Lake. With AMAZING curb appeal, this home is immaculate and move-in ready. The large front entrance with an OPEN STAIRCASE is finished in pretty porcelain tile and features built-in benches with convenient storage and a clever two way coat closet. Several steps take you to the stunning OPEN TWO STOREY main living area. This spacious entertaining area is anchored by the beautiful slate gas fireplace. Well lit with floor to ceiling windows and a large chandelier, this space was meant for gatherings. The large chef's kitchen has plentiful counter & work space, so many cabinets, room for a coffee bar and a massive island with seating. Finished in rich dark tones with contrasting granite, the effect is stunning. There is a handy WALK THROUGH Pantry with a built in alcove for a stand up freezer. The eating area offers enough room for a large kitchen table and looks into the treed yard. Extending past the walk through pantry is a HUGE LAUNDRY & MUD room. There is additional built-in cabinet storage flanking the washer and dryer and topped with a long folding counter/ countertop. There is a walk in utility cupboard, FOUR custom built in LOCKERS with cubby storage and access to the TWO WAY coat closet. This also has access to the 24' x 25' garage. A two piece



bath rounds out the main floor. Up the open staircase leads you to the second story. With the open concept design, this light and airy second floor is kept bright yet cozy with a warm plush carpeting. The master suite is simply beautiful. More floor to ceiling windows and an absolute DREAM ensuite. Expansive double sinks with so much storage, a deep soaker tub surrounded by frosted windows, a walk in shower and a water closet. The walk-in closet is 6' x 12'.

There is a good sized BONUS ROOM, a WALK IN linen closet, two additional bedrooms & a four piece bath. Into the basement offers MORE GREAT SPACE. There is a small family room with a DRY BAR complete with microwave and mini fridge. The LARGE THEATRE ROOM offers optimal setup for watching your favourite flicks on the WALL SCREEN; projector included! There are also TWO MORE large bedrooms and a full 4 piece bath. Oh so cozy with in-floor heat! The yard is truly one of a kind. The main level composite deck spans the back of the house and looks into the treed and secluded yard. The large retaining wall adds so much usable space to the sloped side of the yard, and the tree house is an ADDED bonus. The numerous trees and shrubs keep the yard private and tranquil. Cranna lake, the trail system and school are only minutes away. With its warm contemporary design, this stunning showpiece offers room for EVERYONE, especially families that NEED SPACE! Tucked away in a quiet close, this home is a TEN!

Built in 2015

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2197253  |
| Price    | \$739,900 |
| Bedrooms | 5         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,486       |
| Acres          | 0.23        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4 Cranna Place |
| Subdivision | Cranna Cove    |
| City        | Lacombe        |
| County      | Lacombe        |
| Province    | Alberta        |
| Postal Code | T4L2N7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Irregular Lot            |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 68                  |
| Zoning         | R1                  |

**Listing Details**

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

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