

# \$565,000 - 42 Iron Wolf Court, Lacombe

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MLS® #A2263147

**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.12 Acres

Iron Wolf, Lacombe, Alberta

ABSOLUTELY GORGEOUS Modern Family Friendly Home in Iron Wolf. You'll love this fully finished 4 bedroom, 3 bathroom home backing the green space. This home is clean, bright and modern. You'll love the floor plan of this home, with open plan living room/dining room/kitchen. The main floor features beautiful hardwood flooring. The kitchen has a beautiful tray ceiling with pot light inset above the island. The kitchen has quartz countertops and ample cabinet and counter space for cooking and entertaining. The owner's suite is very spacious, with room for the largest furniture. It has a large walk-in closet and full ensuite bathroom with jetted tub. The second bedroom and full bathroom are on this floor as well. There is a very large main floor laundry room for your convenience, with washer and dryer included. The basement is fully finished with a large open plan family room, two additional bedrooms and full bathroom. The floor plan and windows would allow for a fifth bedroom to be framed in if needed. Recent improvements in 2023 include a new high efficiency furnace, hot water tank, and carpet in the basement. The low maintenance yard is fully fenced with composite fencing and the gorgeous covered composite deck overlooks the open fields. You'll never have neighbours behind you! The yard is beautifully finished with fire pit area, lush lawn, and with a shed and greenhouse included. This home is move-in ready!

Built in 2012



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263147    |
| Price          | \$565,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,352       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 42 Iron Wolf Court |
| Subdivision | Iron Wolf          |
| City        | Lacombe            |
| County      | Lacombe            |
| Province    | Alberta            |
| Postal Code | T4L 0E8            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub, Tray Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                            |
| Cooling           | None                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                     |

## Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Fire Pit                                                                                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Views, Few Trees, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                                                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 12                |
| Zoning         | R1                |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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