

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

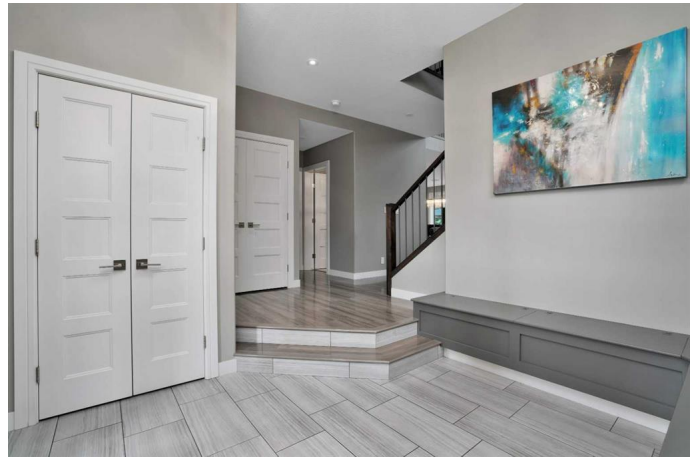
MLS® #A2197253

**\$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	57
Zoning	R1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.