

# \$590,000 - 40 Iron Wolf Court, Lacombe

MLS® #A2251019

**\$590,000**

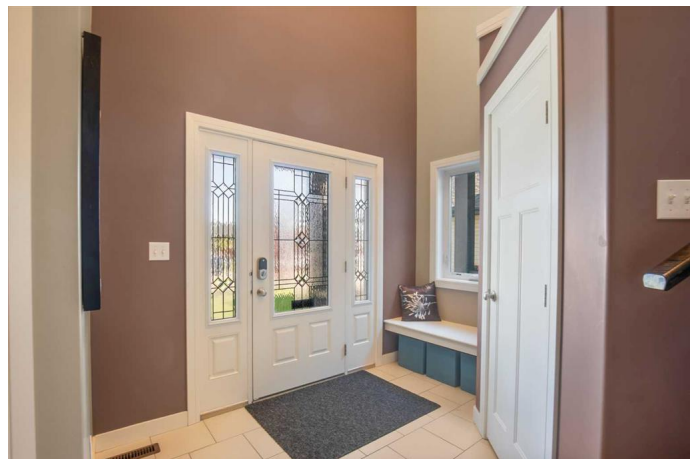
4 Bedroom, 4.00 Bathroom, 2,550 sqft

Residential on 0.12 Acres

Iron Wolf, Lacombe, Alberta

CAREFUL, this home is FULLY LOADED!!

Now offering this 2550 square foot two storey with enough space for the whole family! You'll love the curb appeal - with groomed lawn, carriage style garage doors and warm stone accent. The main floor is an open floor plan with kitchen/dining/living room open to each other. The kitchen is a chef's delight with a large island, and plenty of cabinet and counter space. The living room has a feature wall with fireplace. This home is SO FUNCTIONAL - with a den/office in view of the kitchen. You can have your home office or play room here. Watch your kids doing homework as you prepare dinner! A bathroom and laundry room round off this level. The upper floor has MORE SPACE, with an upstairs family room, owner's suite (including ensuite), two additional bedrooms, and another full bathroom. The owner's suite is very large and has a massive walk-in closet and full 4 pc ensuite. The basement fully finished with another bedroom, rec room, full bathroom, and additional storage. It stays warm in the winter with in-floor heat. The house stays nice and cool in summer with central air conditioning. The garage is an oversized heated double garage to keep those vehicles warm. The back deck is perfect for relaxing, with a two tiered deck with one side covered. The manicured lawn belongs on a golf course! There are two sheds for outdoor storage and the yard is fully fenced. There's nothing to do but move in!



Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251019    |
| Price          | \$590,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,550       |
| Acres          | 0.12        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 40 Iron Wolf Court |
| Subdivision | Iron Wolf          |
| City        | Lacombe            |
| County      | Lacombe            |
| Province    | Alberta            |
| Postal Code | T4L 0E9            |

## Amenities

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

## Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator                                                                                                    |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 18                |
| Zoning         | R1                |

## Listing Details

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

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