

# \$445,000 - 2 Talisman Close, Lacombe

MLS® #A2235442

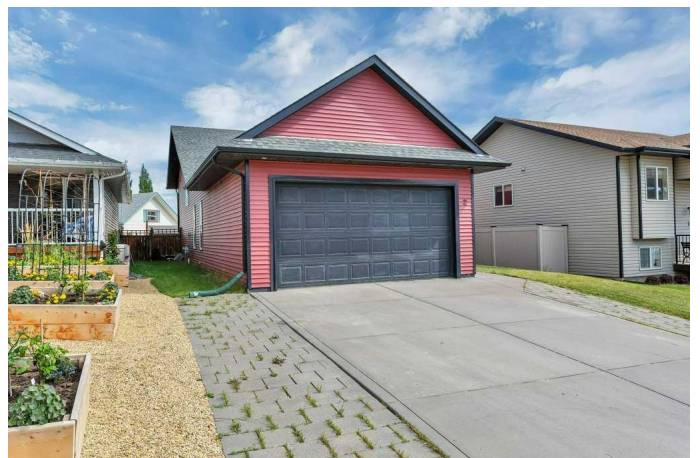
**\$445,000**

3 Bedroom, 3.00 Bathroom, 1,167 sqft

Residential on 0.12 Acres

Terrace Heights, Lacombe, Alberta

This inviting property offers both style and functionality, perfect for families or anyone looking for the convenience of single-level living with bonus space to grow. Step into a large, welcoming foyer that sets the tone for the rest of the home. Just off the entrance, a generously sized den provides the perfect space for a home office, reading nook, or playroom, with convenient access to the double attached garage. Upstairs, youâ€™™ll find an open-concept living space featuring hardwood floors throughout, creating a seamless flow between the kitchen, dining, and living areas. The large south-facing windows bathe the space in natural light, making it feel bright and airy year-round. The primary bedroom boasts a four-piece en-suite and ample closet space, offering a private retreat at the end of the day. A second bedroom and another full four-piece bathroom, complete with main floor laundry, and make this home ideal for those who appreciate the ease of single-level living. Head downstairs to a spacious recreational area, perfect for family movie nights or entertaining guests. A flex room adds even more versatilityâ€™™use it as storage, home gym or hobby space. Step out through the walk-out basement to a covered patio complete with a hot tub, or follow the stairs up to the raised deckâ€™™a fantastic spot for barbecuing or relaxing after work. This home offers the perfect balance of comfort, space, and style in a well-established neighborhood. Donâ€™™t miss your chance to



enjoy all that Terrace Heights has to offer in this move-in-ready property!

Built in 2005

### **Essential Information**

MLS® #	A2235442
Price	\$445,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,167
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	2 Talisman Close
Subdivision	Terrace Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2L9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Other  
Lot Description        Back Yard, City Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 27th, 2025  
Days on Market        54  
Zoning                    R1

**Listing Details**

Listing Office            CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.