

# \$600,000 - 40 Iron Wolf Court, Lacombe

MLS® #A2251019

**\$600,000**

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

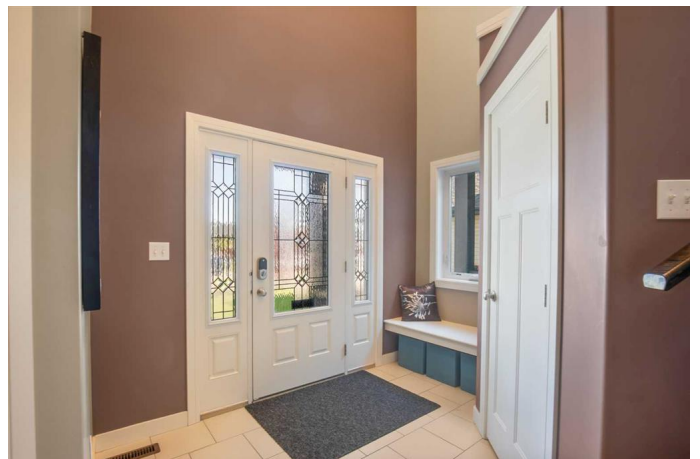
perfect for relaxing, with a two tiered deck with

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	\$600,000
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
Zoning	R1

## Listing Details

Listing Office	Royal LePage Lifestyles Realty
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