

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

MLS® #A2235442

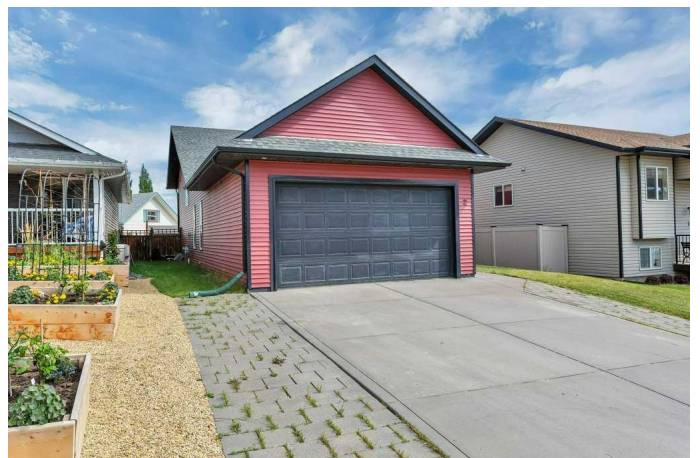
**\$445,000**

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
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## 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	14
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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