

# \$699,900 - 70 Parlby Crescent, Lacombe

MLS® #A2214759

**\$699,900**

4 Bedroom, 3.00 Bathroom, 1,266 sqft

Residential on 0.27 Acres

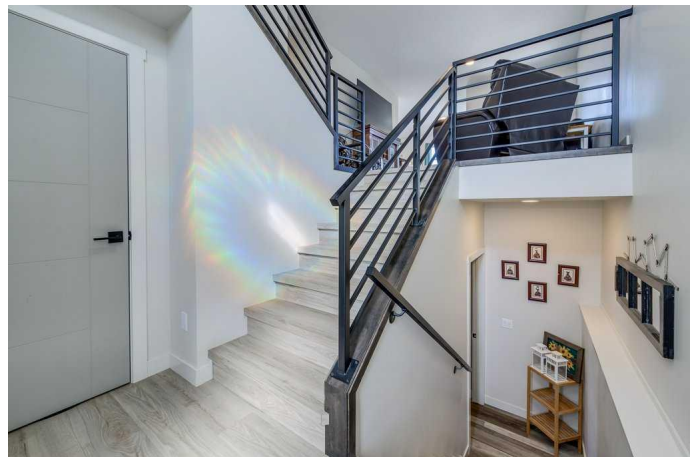
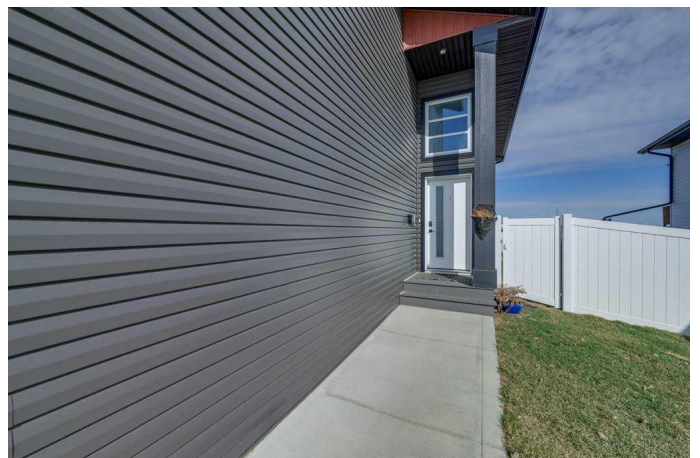
Metcalf Ridge, Lacombe, Alberta

Put this home at the top of your list!

Located in the desirable Metcalf Ridge subdivision, this beautiful modified bi-level by Reiser Developments offers a fantastic floor plan, a stunning modern look, and an unbeatable location directly across from a park with walking trails. Sitting on over a quarter of an acre, this immaculately cared-for property offers plenty of outdoor space for your family to enjoy.

Inside, the bright kitchen features white cabinetry, a gorgeous tile backsplash, quartz countertops, pantry, and includes all appliances – fridge, stove, built-in microwave, and dishwasher. French doors off the dining area lead to a family-sized deck, perfect for barbecuing and entertaining, while overlooking the large, landscaped yard. The living room is generous in size and showcases stylish vinyl plank flooring that flows through the kitchen and dining areas, with ceramic tile in the bathrooms. Two bedrooms are located on the main floor, one offering a walk-in closet, along with the main floor laundry and a full four-piece bathroom. Just a few steps up, the spacious primary suite offers another walk-in closet and a beautiful four-piece ensuite.

The fully finished lower level, completed by the builder, features a cozy gas fireplace, a large open family room, a fourth bedroom, and bathroom rough-ins – plus there's plenty of space to easily add a fifth bedroom if



desired.

This home is loaded with extras including central air conditioning, gas line to the BBQ, a front attached garage, a large detached garage, a carport, and extensive RV parking complete with two RV gates, a smaller utility gate, and a 50-amp RV plug. The beautifully landscaped yard includes multiple fruit trees (plum, apple, and cherry) and raspberries, plus a 10x10 storage shed.

Additional highlights include a 50-gallon hot water tank, the Remainder of the 10-Year New Home Warranty.

This home is truly move-in ready â€” offering space, style, and an incredible location for the entire family!

Built in 2021

**Essential Information**

MLS® #	A2214759
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,266
Acres	0.27
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	70 Parlby Crescent
Subdivision	Metcalf Ridge
City	Lacombe
County	Lacombe
Province	Alberta

Postal Code T4L 0J9

### Amenities

Parking Spaces 4

Parking Carport, Double Garage Attached, Double Garage Detached, Driveway, Heated Garage, RV Access/Parking

# of Garages 4

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), French Door, No Smoking Home, Pantry, Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Gas Grill, RV Hookup

Lot Description Back Lane, Back Yard, Landscaped, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed April 24th, 2025

Days on Market 1

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.