



**The Argyle II**  
**1 Sheep Close, Lacombe**  
**\$499,000.00**

- ✓ Fully finished 1411 sq. ft. Bi Level with 1051 sq. ft. finished basement
- ✓ 5 Bedrooms & 3 Full Bathrooms
- ✓ Heated 3 car garage fully finished
- ✓ Acrylic stucco exterior with stone accents
- ✓ Concrete front step
- ✓ Vaulted ceiling in the open concept main area
- ✓ Spacious living room
- ✓ Gas fireplace with custom built maple surround and travertine stone insert
- ✓ Kitchen features stained maple cabinets with soft close drawers and doors
- ✓ Upgraded hexagon kitchen backsplash
- ✓ Large island with leathered granite countertops and waterfall edge
- ✓ Leathered granite countertops throughout
- ✓ Vinyl flooring main areas
- ✓ Vinyl tile in bathrooms and entry
- ✓ Plush carpet in all bedrooms
- ✓ Ensuite off master bedroom with dual vanity and tile flooring
- ✓ Basement features family room bar with maple cabinetry and granite countertops
- ✓ Closet organizers throughout
- ✓ Underfloor heat in basement
- ✓ Air conditioning
- ✓ High efficient furnace
- ✓ Whirlpool kitchen appliance package