



GRASSROOTS
REALTY GROUP

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404, 5133 49 Street
Olds, Alberta

MLS # A2224558



\$456,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,675 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Heated Garage, Insulated, Parkade, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Level		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 777
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Skylight(s)		

Inclusions: none

Come home to this breathtaking, very well appointed, 55+ condo located in one of the most desired condo buildings in Olds! You will love your large, sunny, open plan layout that features a huge entrance, 3 generous bdrms, a piano cove, large living, dining/kitchen! Kitchen contains numerous cupboards, as well as a breakfast bar and pantry! Master bdrm will easily accommodate the king size bed plus furniture with access to it's own private, south facing deck. The master walk-in closet will fulfill your wildest dreams, with plenty of shelving, and a strategically placed solar tube (3 in home) providing bright, natural daylight. From the dining area you have access to the wrap around deck, covered in lush outdoor carpeting, that envelops the whole condo, and provides storage on either end. This condo shows very well, and is located in a building with concrete slabs placed between floors providing both safety and silence to the occupants. This is a must see home that will satisfy all your needs!