



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3450 57 Avenue
Olds, Alberta**

MLS # A2227537



\$899,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,915 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Attch | | |
| Lot Size: | 0.48 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped, Treed, Underground Sprinkle | | |

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| Heating: | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Concrete, Stone, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar | | |
| Inclusions: | All Garage Shelving & Workbenches, TV Brackets(only) in Primary Bedroom, Living Room, and Basement Family Room | | |

This beautiful, bright WALKOUT bungalow with MOUNTAIN VIEWS is perfectly located on a large corner lot overlooking "the Vista" in Olds. Amazing opportunity, close to hospital, walking trails, and parks. Situated on a large landscaped yard, the EXECUTIVE house and property with its open layout, multitude of features inside and out make this a wonderful home for entertaining and a fabulous home for anyone living in town. It has amazing views of the mountains from your living, dining, primary bedroom and rear covered deck. This stunning home has a total of 3 bedrooms plus main floor office/study and 3 full bathrooms. Upon entering, you will notice the gorgeous hardwood flooring, incredibly high ceilings and open concept living, dining and kitchen area. The spacious kitchen boasts granite countertops, NEW gas-stove, large pantry & island with breakfast bar offering plenty of work space. The living room showcases a beautiful & grand stone-facing gas fireplace. Both the living room and dining area feature large west-facing windows making this a bright and inviting space for entertaining family and friends. Right off the dining area you can access the west facing 17'3" x 12'10" COVERED REAR DECK with amazing views of the Rocky Mountains. A great spot where one can enjoy the sunshine and SPECTATULAR YARD. Towards the front of the home you will find a good-sized office/study which could also be used as another bedroom. The primary bedroom faces west and comes with a stone facing fireplace of its own and spacious ensuite bathroom; complete with walk-in closet, walk-in shower and jetted tub. Another full bathroom and laundry area complete the main floor. The walkout basement level has a large family/recreation room with wood stove and wet bar, 2 additional large bedrooms, and another full bathroom and storage

area. Other great features include heated flooring throughout the basement and garage. The home is also equipped with AC, a central vacuum system and is completely fenced and landscaped with underground sprinklers, a lower walkout patio, fire pit area, and raised garden/flower beds. A TRIPLE CAR HEATED GARAGE (Bay 1 is 24'3" W x 26'9" D and Bay 2 is 14' W x 28'9" D) with a huge front driveway completes the package. You can simply move in and enjoy this WONDERFUL property.