



**52 Winter Drive  
Olds, Alberta**

**MLS # A2232904**



**\$697,700**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Built-In Vacuum System with attachment, Water Softener, 2 Raised Garden Beds, Garden Shed, Garaheton Christmas Lights (Celebright)

Gorgeous Bungalow on Winter Drive In the Town of Olds. This beautifully maintained home offers the perfect blend of style, space, and comfort. The bright, open entry leads to a functional mudroom/laundry area and an 25 x 26 sq.ft attached double garage. The open-concept main floor is ideal for entertaining, featuring a cozy living room with clear sight lines to the kitchen and dining area. The kitchen is a chef's dream with stainless steel appliances, granite countertops, large center island with eating bar, rich mocha cabinetry and ample counter space. French doors off the dining area open to a spacious covered deck—perfect for year-round enjoyment. The main level includes a 4 pce bathroom, a versatile bedroom or office and a generous primary suite with a walk-in closet and 5 pce ensuite featuring double vanity, jetted tub and separate shower. The fully finished basement boasts a large family room with custom built-in shelving, fireplace, a wet bar, two additional bedrooms and another 4 pce bathroom. Enjoy in-floor heating during the colder months and central A/C in the summer. The fully fenced and landscaped yard includes a garden shed and a large covered deck. Located in a quiet, family-friendly neighborhood close to schools, shopping, and walking paths. Book your private showing today!!