



GRASSROOTS
REALTY GROUP

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**71 Harrison Green
Olds, Alberta**

MLS # A2244601



\$1,099,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,780 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Quad or More Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Irregular Lot, Landscaped, Lawn, Level, P		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Hot Tub		

Welcome to this exceptional 5-bedroom luxury home, located on Harrison Green in the Olds Highlands. Situated on a generous lot with a beautiful central green space right out front, this property blends high-end finishes, thoughtful design, and an unbeatable location in one of Olds's most desirable neighborhoods. From the moment you enter, you're greeted by a grand open staircase and elegant features throughout. The chef's kitchen is the heart of the home—perfectly designed for entertaining and everyday living—with a large center island, full-size stove, wall oven and microwave, pot filler, wine fridge, and ample work space. There's also plenty of room for a large dining table, making it ideal for hosting family gatherings and dinner parties. Beside the dining area, a cozy, tucked-away family/TV room offers a perfect spot to unwind, separated by a double-sided fireplace that adds warmth and ambiance to both spaces. Enjoy total comfort in the 3-season east-facing enclosed patio room, perfect for morning coffee or evening relaxation. Step outside to a beautifully landscaped yard with a hot tub, rear shed with power, and a full irrigation system keeping the lawn green and lush. All five bedrooms feature walk-in closets, and the primary suite is a true retreat with a spa-inspired ensuite, including a freestanding tub and a double-sided fireplace shared with the bedroom—offering the perfect blend of comfort and luxury. The fully finished basement features in-floor heating, wet bar, a home theatre, and two large bedrooms—perfect for teenage children, guests, or visiting grandchildren needing space and privacy. Car lovers and hobbyists will appreciate the heated 4-car garage, complete with in-floor heat, a car hoist, air compressor with air lines throughout, and plenty of space for vehicles, tools, and toys. Additional highlights include a

reverse osmosis water system, upgraded lighting, and premium finishes throughout. Don't miss out on this incredible property that offers luxury, comfort, and room to grow in a prime location.