



GRASSROOTS
REALTY GROUP

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

**204 Silverthorn Close
Olds, Alberta**

MLS # A2245966



\$494,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,178 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover this well maintained 1,178 sq. ft. bi-level home, ideally located in a desirable neighborhood with convenient access to amenities and scenic surroundings. The main floor boasts a spacious living room, dining area, and kitchen. Step outside to a south facing balcony off the kitchen and dining area, or enjoy the large deck off the 2nd bedroom. The primary bedroom and two full bathrooms complete the main living level. The fully finished basement offers even more living space, including a good-sized bedroom, a large recreation room with a cozy wood-burning fireplace, a den, a 3-piece bathroom, and a laundry/storage room with ample storage. A separate basement entrance from the garage adds for extra convenience. The garage has two doors with 2 openers. Set on a large, irregularly-shaped lot with back-alley access, the backyard backs onto serene farmland, offering privacy and scenic views. The back yard also has ample room for parking. This home blends comfort, functionality, and charm, making it a perfect choice for families or anyone seeking a versatile living space in a great location.