



**GRASSROOTS**  
REALTY GROUP

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**101 Willow Green  
Olds, Alberta**

**MLS # A2250155**



**\$519,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed, all window coverings

Welcome to this well-kept home, with great curb appeal. This 1,157 sq ft bi-level home offering 3 bedrooms, 3 bathrooms, and a very functional layout perfect for families or those who love to entertain. Step inside to a bright and inviting main level featuring a large living room, generous dining area, and an open-concept kitchen. The dining space leads to a partially enclosed, covered back deck (with storage underneath) — ideal for enjoying morning coffee or hosting gatherings in any weather. This level also includes a 3-piece bathroom, one well-sized bedroom, and a spacious primary suite complete with a walk-in closet and private 3-piece ensuite. Downstairs, you'll find even more room to spread out with a massive rec room, a third large bedroom, a full 4-piece bathroom, a laundry/utility room, and a sizable storage space. The beautifully landscaped backyard is a true retreat, featuring raised vegetable gardens, a large lower deck perfect for a patio set or future hot tub, and plenty of room to relax or garden. The back yard backs onto the back alleyway. The double attached garage is heated and has a side man door, a utility sink and 220 power. This home offers a warm, welcoming atmosphere inside and out. Don't miss your chance to make it yours!