



GRASSROOTS
REALTY GROUP

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

6002 60 Street
Olds, Alberta

MLS # A2253347



\$624,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,705 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.17 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Central Vacuum, Jetted Tub		

Inclusions: 2 Sheds

Pride of ownership shows throughout the 1700+ sq ft home. This is a very well appointed home with an open concept main floor, large bonus room (baseboard heaters fed from Boiler for floor heat) over the garage. There are three bathrooms. If you like to entertain this is the place, lots of room to spread out. The basement has three really large bedrooms for your growing family. The floor heat in basement and garage are a big bonus to be really appreciated in the winter months. Central Air Conditioning, outstanding B/I BBQ on back deck. SAVE ON STORAGE FEES RV Parking is very long, could fit a couple trailers or you could fit a truck and trailer on it. (SEE PHOTOS) RV plugin is available, also the wiring is in place for a hot tub if you wish to put one in. Enjoy your morning coffee or meals on the covered rear deck. Speaking of the deck, it is maintenance free, two tiered, covered, need I say more. This is useable most months of the year. The backyard with its shrubs and trees is your own private oasis to enjoy. Call your Realtor today and check this very appealing home out.