



**GRASSROOTS**  
REALTY GROUP

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**12 Vermont Close  
Olds, Alberta**

**MLS # A2254610**



**\$639,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Hardwood, Slate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** LDR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** TV Bracket Only in Flex Room, Garage Shelving, Garage Workbench, Garden Shed

Beautiful FAMILY HOME! Nicely kept and well maintained 1,333 sq.ft. 5 BEDROOM HOME in The Vistas. Ideally located CLOSE TO HOSPITAL, WALKING TRAILS, AND PARKS, IN A NEWER DEVELOPMENT IN OLDS. From the moment you walk in, you are greeted with a bright open floor plan with lots of natural lighting. Beautiful hardwood flooring throughout the main level Living/Dining and Kitchen. The kitchen with stainless steel appliances, granite countertops and large island has a corner pantry and the dining area has an entrance to the rear west facing deck with BBQ gas line, which overlooks a landscaped and fully fenced yard with a fire pit area, and 8' x 12' shed. The living room features a natural gas fireplace with slate tile accents to keep you cozy on winter nights. The Primary Bedroom boasts a walk-in closet and a 3 piece ensuite. The main floor also features two other nice sized bedrooms, and a 4 piece bath. BRAND NEW CARPET was just installed throughout the house! The basement is fully finished with a large family room, flex space/bonus room, 2 more bedrooms, a 4 piece bath, on demand hot water tank and in-floor heating. The basement also features the laundry room as well. The home and property have seen many nice IMPROVEMENTS over the last few years including BRAND new carpet, newer furnace in 2023, some newer paint, newer feature wall, and improved under deck storage to name a few. This could be your dream home. Call today to make it happen!