



GRASSROOTS
REALTY GROUP

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**44 Sierra Road
Olds, Alberta**

MLS # A2254639



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,842 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaping		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Hot tub, shed.

Beautifully maintained 5-bedroom, 4-bathroom home offering over 2844 sq. ft. of perfectly designed living space. Nestled on a fully landscaped lot that backs onto a serene green space. This fully finished two-storey features a spacious main floor with a large living room, soaring ceilings, gas fireplace, and abundant natural light. Direct access to a low-maintenance composite deck and private backyard makes indoor-outdoor living seamless. The recently renovated kitchen includes newer stainless-steel appliances, a large central island, and a walk-through pantry with direct access to the heated double garage(with in floor heat) — perfect for busy families. The main floor laundry room and a 2-piece bath complete this level. Upstairs, the primary suite includes an electric fireplace, walk-in closet, and a 5-piece ensuite. Two additional bedrooms and a 4-piece bath complete the upper floor. The fully finished basement features two more bedrooms, a 3-piece bath, a cozy family room, and a utility/storage room and has infloor heat. The backyard is a private retreat with a composite deck, lower patio (hot tub included), and mature landscaping. Located in a desirable, family-friendly area with no rear neighbors — this home truly has it all.