



GRASSROOTS
REALTY GROUP

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**9 Park Lane
Olds, Alberta**

MLS # A2258625



\$759,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,851 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Parking Pad, Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Irregular Lot, Lake, Landscaped, Low Maintenance Landscape, Vi		

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

Water: Public

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Separate/Exterior Entry, Full, Walk-Out To Grade

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Elevator, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar

Inclusions: 3 x Breakfast Bar Stools, Desk in Front Office, TV Bracket in Living Room, Ceiling Lift Track in Basement Bedroom, Alarm System, All attached shelving/cabinets/1 wood workbench in Garage, 2 x Upright Freezers in Garage, 2 x Rain Barrels, Metal Shelving in Basement Storage Room

A BEAUTIFUL VIEW BACKING ONTO WINTER LAKE. A gorgeous view from so many rooms in this wonderful WALK-OUT BUNGALOW. The large 1856 sq. ft. home offers a wonderful open floorplan with a main living area and basement accessible for those with mobility challenges, including its own ELEVATOR for easy access from the main floor, garage, or walk-out basement. The spacious kitchen has a large pantry, loads of countertop space and cabinetry, some newer appliances including electric cooktop, massive island with raised eating bar, and a large eating area with access to the wrap-around upper deck. The open living room has a gas fireplace AND fantastic views of the lake. The main level boasts tons of natural light with hardwood floors, high ceilings, large PRIMARY bedroom with 5-piece ensuite including jetted tub, stand alone shower, large walk-in closet and its own amazing views, front office, 2 piece bathroom and MAIN FLOOR LAUNDRY room with built-in cabinetry and laundry sink. The fully finished basement has in-floor heat to keep you cozy and a large family room and wet bar which are great for entertaining. Basement has 3 more nice sized bedrooms including another PRIMARY with 3 piece ensuite including walk-in shower and walk-in closet, a 4 piece bathroom, large storage/cold room/hobby room and a mechanical room offering even more storage. The beautifully landscaped and fully fenced yard can be seen from the upper wrap around deck and covered patio area off the walk-out basement. Here you look out onto the lake, its beautiful views, and its walking and bike paths. Other highlights include a 23' x 34' attached TRIPLE GARAGE, room for the RV, 2 new hot water tanks (March 2025), Deck Awnings and BQ gas line on the deck, attached storage shed, and cozy front porch as well. This LAKEFRONT

property really does have some of the best peaceful and sunset views in Olds, and is a must see to be truly appreciated.