



GRASSROOTS
REALTY GROUP

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**35 Vantage Crescent
Olds, Alberta**

MLS # A2259365



\$639,700

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,375 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Brush, Garden, Landscaped, Lawn, Treed		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Shuffle board table

Located in a highly sought-after, well-established subdivision, this impeccably maintained 1,618 sq. ft. Bungalow offers a blend of modern living and timeless appeal. Built in 2009 on a generously sized reverse-shaped lot, the property is surrounded by mature spruce trees, offering natural privacy and a peaceful outdoor setting. Inside, you're welcomed by a spacious foyer and a bright, flexible front room—ideal as a home office, den, or additional bedroom. The heart of the home features an open-concept layout connecting the living, dining, and kitchen areas, complete with a cozy gas fireplace and a well-appointed kitchen that's perfect for both everyday use and entertaining. Additional main floor highlights include a 2-piece guest bathroom, a convenient laundry room, and direct access to the fully insulated and drywalled double garage. The finished basement adds even more functional living space, featuring a comfortable family or recreation room, a full bathroom, and an additional bedroom—perfect for guests, teenagers, or extended family. Outside, the beautifully landscaped yard includes a custom-built sunroom—a perfect year-round retreat to relax and enjoy the tranquil surroundings. This property offers exceptional quality, practical features, and a quiet location—ideal for those seeking a refined yet relaxed lifestyle in a mature neighborhood.