



GRASSROOTS
REALTY GROUP

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91 Briegel Road
Olds, Alberta

MLS # A2263003



\$764,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,590 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Irrigation drip system for front flower beds, gas heater in garage, cabinets in garage		

Welcome to 91 Briegel Road in the charming community of Olds, Alberta! This beautifully maintained 1,590 sq ft bungalow with a fully finished basement sits on a spacious 9,591 sq ft lot backing onto a scenic green space and pond, which transforms into a community skating area in winter. Inside, you'll find 4 bedrooms (2 up, 2 down), 3 bathrooms, and high-end finishes throughout. The primary suite features a luxurious 5-piece ensuite with double sinks, a jetted soaker tub, and a walk-in closet. The spacious main floor laundry room is a dream—complete with cabinets and a laundry sink. The heart of the home includes a vaulted-ceiling living room with a cozy gas fireplace and custom built-ins, a kitchen with granite counters, skylight, walk-in pantry, and a large island—ideal for gatherings. The fully developed basement features 9-foot ceilings, in-floor heat, a massive rec room, 2 additional bedrooms, and a 4-piece bath. Enjoy entertaining outdoors with a two-tier deck (with lighting), gas BBQ hookup, stamped concrete patio, with a gas starter for a gas firepit, and enclosed under-deck storage. Other highlights include central A/C, a heated oversized garage, hardwood floors, and stucco siding. This home is the perfect blend of comfort, elegance, and outdoor living—backing nature with urban convenience just minutes away.