



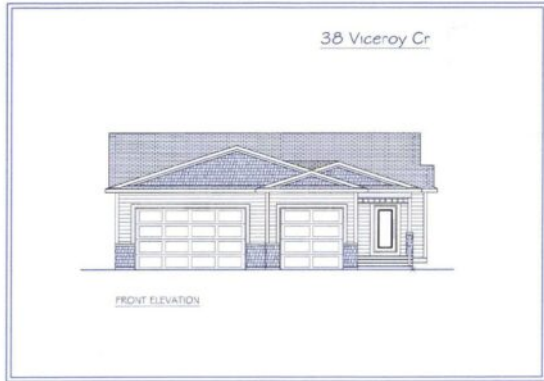
GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

38 Viceroy Crescent Olds, Alberta

MLS # A2264969

\$799,500



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,487 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, See Remarks, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Coming soon from Homes by Westwind, one of the most reputable builders in Olds, this beautiful new home in The Vistas will offer over 2,500 sq. ft. of thoughtfully designed living space. Known for their exceptional quality, design, and functionality, Homes by Westwind delivers craftsmanship that stands the test of time. Construction is set to begin shortly, with estimated completion in 6–8 months. This fully finished bungalow is designed for comfort, practicality, and timeless appeal. The main level will feature a spacious open-concept layout with a large kitchen, dining, and living area that flows seamlessly to the back deck. The kitchen will include quartz countertops, a generous island, full-height cabinets with valance and crown molding, and a walk-in pantry. The primary bedroom offers a 5-piece ensuite and walk-in closet with sliding barn doors, while the main floor laundry room and built-in entryway storage add everyday convenience. The finished lower level will include two additional bedrooms, a 4-piece bathroom, and a large family room with a cozy nook that can be converted into a fourth bedroom or office (optional upgrade). A spacious utility/storage area will also have washer/dryer hookups for added flexibility. The exterior will feature durable Hardie Board siding, 25-year architectural shingles, a welcoming front porch, and an expansive rear deck. A triple attached garage provides ample parking, and the generous lot offers space for a beautifully landscaped yard—or the option to have the builder add a second detached 24 X 24 garage as an upgrade. High-quality finishes throughout will include luxury vinyl plank flooring, plush carpeting, and a premium 5-piece Frigidaire Gallery appliance package. Buyers who get in early will have the opportunity to personalize the finishes and details, creating a home that truly reflects their own style.

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