



**19 Viceroy Crescent  
Olds, Alberta**

**MLS # A2272495**



**\$674,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	Garden Shed		

Step in to this warm and welcoming raised bungalow featuring an open concept main floor designed for modern living' spacious living room showcases a stunning stone faced natural gas fireplace and gleaming hardwood flooring , flowing in to a large kitchen complete with granite countertops abundant cabinetry including pot drawers, walk in pantry, and an island perfect for gathering. The adjacent dining area easily accommodates a large family table. Garden doors lead to an east facing deck, professionally landscaped and fenced backyard-ideal for entertaining or relaxing outdoors. The primary bedroom is generously sized for a king bed and offers a walk in closet and a 3 piece ensuite with large walk in shower. A second west facing bedroom , 4 piece guest bathroom , main floor laundry with direct access to the garage complete the main level. The fully developed lower level provides an expansive family and games area. Bright comfortable, and made extra cozy thanks to the in floor heating system. Two additional bedrooms (one with a walk in closet) and 3 piece bath offers plenty of space for family or guests. Loads of storage under the steps and in the mechanical room. Car enthusiasts or hobbyists will love the oversized insulated double car garage with in floor heat and high ceilings plus hot and cold water taps. Outside enjoy the front deck the perfect spot to enjoy an Alberta sunset. Additional features on this home include central air conditioning, permanent outdoor lighting along the eaves, (that can be controlled with your smart phone, new (2025) on demand hot water and gas outlet on back deck for your BBQ. This home is move in ready. Book your showing today.