



**GRASSROOTS**  
REALTY GROUP

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**3438 Victory Way  
Olds, Alberta**

**MLS # A2278703**



**\$619,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Welcome to this beautifully crafted 1,370 sq. ft. home in The Vistas, one of Olds's most sought-after communities. Thoughtfully designed with high-end finishes and modern upgrades, this home offers breathtaking west-facing mountain views and a large covered deck—built with extra support for a hot tub—perfect for relaxing and entertaining. Inside, the open-concept layout features vaulted ceilings and premium upgrades throughout. The gourmet kitchen is a chef's dream, complete with a gas cooktop, double wall oven, pot filler, under-cabinet lighting, and ample storage. The bright living and dining areas flow seamlessly to the expansive west-facing deck, offering the perfect space to take in the sunset. The main floor includes two bedrooms, including a luxurious primary suite with a spacious walk-in closet, direct access to the back deck, and a stunning ensuite featuring a large tiled shower. Additional highlights include R24 insulation in the walls, R50 blow-in attic insulation, 200-amp electrical service with plenty of room to expand, a garage floor drain, and durable composite decking. Located in The Vistas, this home offers direct access to scenic walking paths leading to the town's major shopping center and Rotary Athletic Park.