GRASSROOTS REALTY GROUP

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79 Harrison Green
Olds, Alberta

MLS # A2279166

$1,185,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,028 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	6	**Baths:**	4 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Top blinds with remote, fridge and stove downstairs, pool table, 3 TV's, sound bar in family room, 2 gazebos, propane fireplace (deck), garden shed, 2 garage door openers, 2 remotes, 2 overhead wall units, 2 lockers (in garage), TV in bedroom in basement, wheelchair lift.

Nestled in one of the most desirable new subdivisions, this fully finished, executive-style bungalow offers nearly 6,000 sq. ft. of luxurious living space. Surrounded by custom-built homes featuring Hardie-board exteriors, composite decking, and covered front and back decks, this property perfectly blends elegance and craftsmanship. Step inside to be greeted by soaring 12-foot ceilings and an open, inviting layout. Just off the foyer, a versatile den provides the perfect retreat. The open-concept kitchen, dining, and living areas are ideal for entertaining, with serene backyard views, a cozy corner gas fireplace and an included 85-inch wall-mounted TV. The chef-inspired kitchen is a showstopper, complete with a side by side fridge and freezer, double wall ovens, gas cooktop, corner pantry, granite countertops, and a spacious island. The bright dining area flows seamlessly into the enclosed sunroom, perfect for plant lovers, and continues to a covered back deck with dedicated BBQ. Adjacent to the main living area is a private in-law suite, which can also serve as a second primary bedroom and includes its own sitting area, corner fireplace, 4 piece bath room and spacious bedroom, also making it ideal for guests or multi-generational living. Down the hall, you’ll find a laundry room with ample storage, a 2-piece powder room, and interior access to the attached 3-car garage, which includes a wheelchair-accessible lift. The main primary suite offers a tranquil retreat, complete with a large walk-in closet and a spacious 4-piece ensuite (separate tub and shower). The fully developed basement offers exceptional space for multi-generational families, featuring a massive family room, 4 oversized bathrooms, 2 4-peice bathrooms, a second laundry room, a exercise room, and a convenient kitchenet, making it perfect for any family. Outside, enjoy maintenance free decking and stairway,

enclosed sunroom, fully fenced yard, storage shed and low maintenance landscaping . Brimming with thoughtful details, designed for family living in mind, this home is truly move-in ready. This home MUST be viewed to be appreciated. Call to book your private showing today!

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