



**14 Violet Close
Olds, Alberta**

MLS # A2291085



\$475,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,210 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Landscaping		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Mounted TV in Master Bedroom

This beautifully maintained, one owner half duplex is located in a quiet cul de sac in the desirable Vistas of Olds. Offering 3 spacious bedrooms and 3 full bathrooms, this home combines comfort, style, and practical design. The kitchen features stainless steel appliances and ample storage, and opens seamlessly to the dining and living areas. The living room is warm and inviting with a modern gas fireplace, creating a comfortable space to relax or entertain. The primary bedroom includes a walk through closet that leads to a private 3 piece ensuite. The main floor also offers a convenient laundry room, a second well appointed bedroom, and a 4 piece bathroom. This home features no carpet throughout, with beautiful hardwood flooring on the main level and upgraded cork flooring in the basement. Additional comforts include central air conditioning, central vacuum, and a water softener. Downstairs you will find a fully finished basement with impressive 9 foot ceilings, an additional bedroom, a 4 piece bathroom, and comfortable in floor heating powered by a high efficiency IBC Smart Boiler system. Outside, the well manicured yard backs onto open space with no neighbors directly behind, providing extra privacy. The attached double garage is wonderfully equipped with in floor heating and a floor drain.