



**1 Destiny Way
Olds, Alberta**

MLS # A2298663



\$444,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,216 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lav		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Hood Fan, Microwave, Built-In Dishwasher, Washer, Dryer, Garage Control

Welcome to an incredible opportunity to own a fantastic, affordable home that truly won't break the bank! This well-appointed 4-bedroom, 3-bath half duplex is perfectly situated on a desirable corner lot on the south edge of Olds, offering extra space, privacy, & no neighbours behind! Step inside & you'll immediately appreciate the bright, open floor plan, highlighted by large living room windows that flood the space with natural light, along with beautiful hardwood flooring that adds warmth & charm. The kitchen is thoughtfully designed with granite countertops & ample workspace, well laid out cupboards, great pantry & a convenient exterior door leading directly to your large covered deck—the perfect spot to grill summer dinners, unwind with family, or enjoy your favorite beverage rain or shine. The primary suite, ideally located just off the living room, features walk-through closets leading into a luxurious 4-piece ensuite complete with a jetted tub—your own private retreat to relax at the end of the day. A second main-floor bedroom, styled with a whimsical theme, is perfect for a child or guest. You'll also find a convenient 2-piece bath & main floor laundry for everyday ease. From here, step directly into the oversized single garage, offering plenty of room for your vehicle, storage, freezers, or even a workshop setup. Downstairs, the fully developed lower level adds incredible versatility with a cozy family room featuring a gas fireplace—perfect for movie nights or quiet evenings with a book. A handy kitchenette makes entertaining easy or provides added independence for guests or roommates. Two additional spacious bedrooms & a 3-piece bathroom complete the lower level, along with a second laundry setup in the utility room. The walkout access to the backyard ensures privacy & convenience, allowing guests or

roommates to come and go without passing through the entire home. Outside, the fully fenced yard provides a safe & spacious secure space for both your 2-legged & 4-legged family members to play freely. With so many thoughtful features, flexible living spaces, & unbeatable value, this home checks all the boxes & then some! Must-see property! "Home Is Where Your Story Begins!"