



**24 Winter Drive
Olds, Alberta**

MLS # A2088670



\$639,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,377 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Environmental Reserve, Landscaped, Many Trees		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shelving in garage, fire pit and shed

This freshly upgraded inside and out, walk out bungalow offers a spacious open layout and backs onto a private tree reserve with beautiful walking paths. On the main level of this home you will find a bright and open living room which has a gas fireplace, the dinning room, which has a door to the large upper deck that is covered with duradeck waterproof vinyl, and a bright and beautiful kitchen. Also on the main level, there is a good sized primary bedroom which has a four piece ensuite and a walk in closet., two more bedrooms, a four piece bath and the laundry. In the completely finished walk out basement, there is a large family room, one more bedroom, a three piece bath, and a wet bar for your entertaining. There is infloor heating to take the chill off the fall nights. The 26X23 attached garage has epoxy floors, infloor heating, its own 100amp power service plus a dedicated 220V for welder plug in and a dedicated compressor plug in and lots of room for toys. From the walk out in the basement you will find, a stamped concrete patio, perfect for those evening fires, a fully fenced yard and mature trees. The yard backs onto a private green space with beautiful walking paths. Perfect home!!! Perfect location!!!