



**2 Harrison Green
Olds, Alberta**

MLS # A2120097



\$1,170,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,794 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	4
Garage:	Quad or More Attached, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Low Maintenance Landscape, Irregular Lot, Landscaping		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: TV in living room upstairs, one TV downstairs, Hot tub

This beautiful custom home boasts a welcoming front porch seating area leading into a spacious entry with elegant tray ceilings. Immediately off the entry lies a cozy bedroom and a convenient four-piece bath. The heart of the home is its expansive kitchen, open to both the dining and living areas, featuring luxurious travertine floors, ample storage with cabinets reaching the ceiling and a large pantry. Culinary enthusiasts will appreciate the gas stove with a double oven, a generous island with a sink, and the added convenience of a full fridge and a full freezer. The adjacent dining room offers serene views of the lush backyard, while the open living room features a striking stone wood-burning fireplace and tray ceilings. A well-equipped laundry room with a gas dryer adds to the main floor's functionality. The master bedroom exudes comfort with tray ceilings, a ceiling fan, and a walk-in closet complete with built-in storage, providing access to the backyard and the Beachcomber hot tub. The lavish four-piece ensuite is a sanctuary, boasting a walk-in shower with dual rain shower heads and a bench. Another bedroom completes the main floor. Downstairs, a spacious rec room awaits, with a roughed-in area for a potential second kitchen. Additionally, a bedroom with a three-piece ensuite and another three-piece bath, accessible from both a second bedroom and the rec room, offer flexibility and convenience. The mechanical room, featuring water on demand, also houses a washer and dryer. The massive drive-through garage has partially vaulted ceilings and is a standout feature. Equipped with a sink, private toilet, and four garage doors with lift master openers, along with three man doors and built-in cabinets. A stamped concrete driveway provides ample parking, while the fully fenced yard showcases artificial turf, stamped concrete pathways, a large shed, a charming bridge, and

meticulously landscaped shrubs and trees. Furthermore, an off-street parking pad in the backyard adds to the home's convenience and functionality. This is a must-see property, book a showing today!