



**40 Viceroy Crescent  
Olds, Alberta**

**MLS # A2125996**



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,612 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Stone Counters		

**Inclusions:** Roman shades

Exterior landscaping almost complete! Front yard sod w/tree and newly sodded massive back yard with 3 mature trees, 12x10 pergola, fire pit area with 15' gravel all around, all sod and vinyl fence (nearly complete). Introducing an impressive new build executive bungalow featuring a triple attached garage in the Vista's of Olds. The exterior is pearl grey hardy board siding with aged pewter hardy board shakes. Front porch with double timber accents. Step inside to discover a spacious foyer with beamed accents, leading to a mudroom with main floor laundry, convenient bench with hooks and upgraded cabinet closets. The kitchen stands out with ceiling height dark brown maple cabinets, light valance, custom hoodfan, built in wine nook, white quartz countertops, large island and farmhouse sink. LG appliance package includes a built in microwave and wine/beverage fridge. The dining area seamlessly combines with the the living room with luxury vinyl plank and highlighting a gas fireplace with floor-to-ceiling tiles and timber mantle. The primary features shiplap ceiling accents, luxury carpet and barn doors lead to a spa-like 5 piece bath with free-standing tub, double vanity, water closet and a stunning shower. Enjoy the walk in closet with built in cabinetry. A four piece main bathroom and a well-sized second bedroom or office space completes the second floor. The basement is ready for your design ideas. Landscaping will include front sod, tree and vinyl perimeter fencing which should be completed end of May. Enjoy the perfect location close to walking paths and green space. Olds is a vibrant community with many services including a hospital, pool, theatre, large shopping centers, golf, unique shopping district and a variety of differing recreational opportunities for all ages. Centrally located just off highway two with easy access to Calgary or Red Deer. Reach

out for more info on this gorgeous home!