



**6215 Douglas Place  
Olds, Alberta**

**MLS # A2132703**



**\$669,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,871 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular Lot, Lands		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Pantry		

**Inclusions:** Storage Shed

Your family will love this amazing home, located in a very quiet cul-de-sac, backing onto green park space, close to school and shopping! From the curb, you will appreciate the large driveway, that will fit ALL of your teenagers cars, and the RV! Sit on the lovely covered front porch, enjoy an ice tea at the end of a long day! Inside, you will appreciate the high ceilings and open concept living/dining/kitchen, with room for a big family table, to share meals and memories. This also provides access to rear, tiered deck, overlooking the fenced yard, and green park space. Main floor features main floor laundry, 2pc bath, oversized kitchen pantry. The beautiful staircase beckons you to come up and take in the 4 large bedrooms on upper floor, with a 4pc bath, and spa like 4pc master ensuite, waiting for you to relax away the worries of the day. Basement is fully finished, and a cozy place to spend a winters night in the large family/recreation room with cozy infloor heat. Here, you will also find another 3pc bath, utility room, storage room and hookups for laundry facilities. Triple attached garage is perfectly set up for cars and toys, with infloor heating. Outside, you will love the storage shed which boasts electricity and an RV plug-in. A short walk away, you will enter the Town of Olds walking paths, that lead through a private 20 acre treed "forest", and continue around the Town perimeter. This efficient home constructed with ICF basement, and with all the bells and whistles could be yours!!! Recent upgrades include fresh paint, bathroom renovations, as well as numerous additional items! This is a must see home! Book your personal or virtual showing today!!!