



6301 Duncan Place
Olds, Alberta

MLS # A2132704



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Off Street, Oversized, Workshop in Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Mobility lift (back deck) wine rack (basement) rain barrels x 4, blk top table (attached to island) 2 Garage door openers (in boxes in garage - not installed) 3pc desk/cabinet w/light (basement) shelf in kitchen/bath on main, bath on 2nd floor, mirrors in bed 2 & primary bed

Welcome to your lovely, 3 bdrm, 2 story house is situated on a desirable corner lot, directly across from a serene park reserve and a sprawling 20 acre woods, with walking paths meandering throughout. Located close to schools and shopping, this home perfectly blends comfort, style and natural beauty, and creates a unique opportunity to embrace a tranquil yet convenient lifestyle. You will love the open plan which is perfect for large family and friend gatherings. Upper floor boasts 3 large bedrooms with walk in closets and 2 bathrooms. Enjoy a quiet moment on the wrap around front veranda, or have a BBQ on the rear deck, complete with mobility lift so everyone can join in the fun. This home also features an oversized rear, detached garage, big enough to hold vehicles, toys and still have a workshop. Recent upgrades during the past few years include replacement of all polyB to pex (2023) exterior siding (2017), hot water tank (2019), shingles (2013), renovated primary ensuite, closet system (2017), flooring on main (2020), furnace (2022), some new appliances, some new window glass, some blinds and window screens, as well as many other items. This amazing home has been very well maintained, and is move in ready. Do not delay, view today!!!