



**GRASSROOTS**  
REALTY GROUP

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**3414 Victory Way  
Olds, Alberta**

**MLS # A2135578**



**\$659,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,476 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this brand new bi-level home located in the desirable Vistas neighborhood. The upper level features an open-concept kitchen, dining, and living room area, perfect for modern living and entertaining. The kitchen is equipped with quartz countertops, a refrigerator, stove, dishwasher, and microwave. It also boasts a center island, a pantry with ample storage, and access to a back deck offering stunning mountain views and a BBQ gas line hookup. The master bedroom on this level includes a walk-in closet and a luxurious 5-piece ensuite with a large shower. An additional bedroom, a 4-piece bathroom, and a conveniently located laundry area complete the main floor. The lower level is designed for comfort with in-floor heating and large windows that fill the space with natural light. This level includes two spacious bedrooms a very large family room, a 4-piece bathroom with a tub, and a mechanical room. Throughout the home, you'll find large windows, beautiful fixtures, and high-end flooring that enhance its elegance and functionality. The large garage is another highlight, featuring overhead heating and 9x9 garage doors, providing ample space and convenience. The yard is completely landscaped and fenced with a 6 foot wood fence. This home offers plenty of space for families and is situated in a beautiful, family-friendly neighborhood. Don't miss the opportunity to make this stunning property your new home!