



**17 Vera Close  
Olds, Alberta**

**MLS # A2135807**



**\$769,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,324 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Gazebo, Front Yard, Low Maintenance Landscape, In		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Storage shed, TV wall mount, Pedestal shelf in laundry, cabinets in laundry, storage shelves in garage, hot tub, screen gazebo

This stunning 2 story home, located on a quiet cul de sac, is a must see property that offers the perfect blend of luxury, comfort and functionality. Whether you are hosting family gatherings in the open concept living spaces, enjoying quiet evenings in the gazebo, relaxing in the hottub or making use of the expansive lot, this home has it all. From the amazing curb appeal, enter main floor which contains private den, 2 pc bath, laundry w/mud room to the oversized garage, beautiful chef kitchen, generous space for dining and living room, overlooking the rear attached gazebo, which is perfect for a summer meal, without the bugs. Upper floor features 4 huge bedrooms with a 4pc bath, as well as an oversized 5pc ensuite bath. basement is fully developed with 5th bedroom, another 4pc bath and huge recreation room. Outside, take advantage of the huge pie shaped, fully fenced rear yard, which has a storage shed, room for trampoline or all of the kids toys, while still leaving room for several great outdoor conversation areas for the adults. So many upgrades including central air conditioning, underground sprinkler system... This is a must see home, perfect for your family!