



**22 Coutts Close
Olds, Alberta**

MLS # A2141051



\$1,599,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,355 sq.ft.	Age:	2021 (3 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Irregular Lot, Landscaped		

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

Features: Built-in Features, Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows

Inclusions: Sound system, pool table with all accessories

As you step through the grand 20-foot entrance, you'll immediately notice the exquisite wainscotting, 8-foot doors & 10 foot ceilings on the main, that set the tone for what's to come. The home is bathed in natural light thanks to multiple large triple pane windows which offers breath taking panoramic mountain views from all around this one of a kind property. The mudroom has style & practicality, featuring quartz benches and closet storage. Cobblestone-effect flooring adds a touch of charm & seamless flow. The expansive 36x40 garage is thoughtfully laid out with washer & dryer hookups, floor drains, in-floor heat & convenient drive-through access to the back yard. Revel in the sound system, boasting 8 speakers on the main & 6 exterior speakers, perfect for indoor & outdoor entertaining. The open-concept chef's kitchen is a masterpiece. Custom cabinetry reaches the ceiling, adorned with upgraded hardware. The kitchen includes a stunning hood fan, two wall ovens, a drawer microwave, pot filler above the gas stovetop, & a double farmhouse sink with high-end faucets. The commercial-sized fridge/freezer combo & expansive center island enhance the kitchen's functionality. Just off the kitchen, the walk-through pantry offers ample storage, a wine fridge, sink, & a second dishwasher. One unique feature is the water fountain, adding a fun & practical touch. The living room is a cozy haven with built-in cabinets surrounding one of the home's 4 gas fireplaces. The main floor is completed by a 2 pce bathroom & front office. The master is a private sanctuary featuring a bricked double-sided fireplace. The ensuite is a spa-like escape with double sinks, vac-u-flo kick plate, large soaker tub, glass shower with rainfall shower head, & access to a huge walk-in closet with built-in shelving & drawers. The closet seamlessly connects to the laundry room. Additional bedrooms include a 2nd

bedroom that shares a Jack & Jill bathroom with the 3rd bedroom, both have large walk-in closets. The 4th bedroom boasts a private 3 pce ensuite. Downstairs, the basement is designed for entertainment, featuring a large family room with built-ins, a fireplace & surround sound. There is a pool table area & wet bar with room for a full-sized fridge. The basement also includes two additional bedrooms, each with large walk-in closets, in-floor heat & a luxurious 3 pce bathroom. The professionally landscaped yard offers multiple areas for relaxation. The main pad with paver stones is set up with wiring for a hot tub, and an outdoor shower is available for a quick rinse. The fire pit area includes a built-in fire bowl already hooked up to natural gas. For those wanting to stay close to the house, a custom wood plank sit-up bar and an outdoor TV sitting area in front of the gas fireplace. The exterior features acrylic stucco with EIFS insulation & gorgeous exposed aggregate border driveway, the home's curb appeal. This home is a true masterpiece, offering unparalleled luxury, comfort, and convenience.