



**77 Hawthorn Way
Olds, Alberta**

MLS # A2146069



\$435,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,118 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting,		

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

Features: Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage door opener remotes x 2, cast iron firepit on the stone patio, 2 wall mounted speakers in basement family room, sump pump in utility room.

Welcome to 77 Hawthorn Way! Situated on a quiet crescent with picture perfect curb appeal with a fantastic layout, 4 bedrooms, and 3 bathrooms this is a house that truly feels like home. Stepping inside this home immediately feels bright and airy with a design that offers plenty of space in every room. The large front entryway is perfect for greeting guests and includes a great-sized closet to keep all your outdoor gear tucked away. The raised living room, with its vaulted ceiling and beautiful east-facing bay window, is filled with sunshine and the perfect setting for a morning coffee. The open concept kitchen and dining area provide the perfect place for entertaining; the L-shaped kitchen features rich cabinetry, a large pantry cupboard, stainless appliances, and ample counter seating. The dining area has room for a 6-person table, more big bright windows, and garden doors that lead to a west-facing deck/backyard. The spacious primary retreat offers plenty of room for a king-sized furniture set, a dreamy walk-in closet, and is completed by a 3 piece ensuite with built-in shelving. The main floor is completed by a large second bedroom and a four piece main bathroom with soaker tub. The lower level certainly doesn't feel like a "basement" with more big windows and light, neutral colours. The rec room is enormous, has a gas rough-in should you wish to add a fireplace, and is the perfect place for a theatre room (2 wall mounted speakers included), games room, play area or just about anything else you can think of! The lower level also features 2 more large bedrooms (for a total of 4 bedrooms in the home), a 3 piece bathroom with pedestal sink, and a laundry/utility room with newer LG washer/dryer. The west-facing backyard is an absolute oasis with a cozy deck, lower patio with cast iron firepit (included with the sale), and beautiful landscaping with tons of gorgeous perennials. Completing the

property is a fantastic double garage (insulated, drywalled, 220V) and RV PARKING accessed from the back lane by a 12 foot gate! The location can't be beat; 77 Hawthorn is a mere 5 minute walk to Deer Meadow School, 7 minute walk to Holy Trinity School, and 5 minute drive (or 10 minute bicycle ride) to Olds College! All other amenities, banks, restaurants, groceries and hardware store are within a 3 minute drive. BONUSES: The hot water tank is 4 years old, the roof is 6 years old, there is rough in for a gas fireplace in the basement family room, the east facing bedroom in the basement served as a media/music room and is soundproofed (all walls and ceiling).