



**71 Harrison Green  
Olds, Alberta**

**MLS # A2244601**



**\$1,099,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,780 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Quad or More Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Irregular Lot, Landscaped, Lawn, Level, P		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Hot Tub		

Welcome to this exceptional 5-bedroom luxury home, located on Harrison Green in the Olds Highlands. Situated on a generous lot with a beautiful central green space right out front, this property blends high-end finishes, thoughtful design, and an unbeatable location in one of Olds's most desirable neighborhoods. From the moment you enter, you're greeted by a grand open staircase and elegant features throughout. The chef's kitchen is the heart of the home—perfectly designed for entertaining and everyday living—with a large center island, full-size stove, wall oven and microwave, pot filler, wine fridge, and ample work space. There's also plenty of room for a large dining table, making it ideal for hosting family gatherings and dinner parties. Beside the dining area, a cozy, tucked-away family/TV room offers a perfect spot to unwind, separated by a double-sided fireplace that adds warmth and ambiance to both spaces. Enjoy total comfort in the 3-season east-facing enclosed patio room, perfect for morning coffee or evening relaxation. Step outside to a beautifully landscaped yard with a hot tub, rear shed with power, and a full irrigation system keeping the lawn green and lush. All five bedrooms feature walk-in closets, and the primary suite is a true retreat with a spa-inspired ensuite, including a freestanding tub and a double-sided fireplace shared with the bedroom—offering the perfect blend of comfort and luxury. The fully finished basement features in-floor heating, wet bar, a home theatre, and two large bedrooms—perfect for teenage children, guests, or visiting grandchildren needing space and privacy. Car lovers and hobbyists will appreciate the heated 4-car garage, complete with in-floor heat, a car hoist, air compressor with air lines throughout, and plenty of space for vehicles, tools, and toys. Additional highlights include a

reverse osmosis water system, upgraded lighting, and premium finishes throughout. Don't miss out on this incredible property that offers luxury, comfort, and room to grow in a prime location.