



**GRASSROOTS**  
REALTY GROUP

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17 Viceroy Crescent  
Olds, Alberta

MLS # A2286606



**\$837,777**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,451 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** Fridge, Stove, Microwave Hood Fan, Built-In Dishwasher, Telus Security System Including Sensors and Cameras, Washer, Dryer, Garage Controls & Remotes, All Window Coverings, Couch in Living Room, 3 Piece Desk, 6 Piece Primary Bedroom Suite, Ram Statue, 5 TV's and Wall Mounts, Shelving in Living Room, Desk in Basement Bedroom, Shed, and Firepit.

EXTRA! EXTRA! READ ALL ABOUT IT! A SHOWSTOPPING 2013 EXECUTIVE BUNGALOW HAS JUST HIT THE MARKET IN THE VISTAS IN OLDS! AND IT'S PACKED WITH LUXURY UPGRADES YOU HAVE TO SEE TO BELIEVE! This headline-worthy home doesn't just raise the bar, it obliterates it. Let's start with the grounds: a jaw-dropping \$40,000 investment in "Perfect Turf Pet Grass" artificial turf covers the entire property. That's right, NO MORE MOWING. EVER! Enjoy lush, green grass year-round. Pet owner? Simply hose it off & you're done. Maintenance-free living has officially arrived. And to frame this pristine landscape? \$4,000 of stamped curbing delivers a crisp, executive finish. Pull up onto the \$20,000 sealed triple driveway & parking pad with room for your RV, & step into your fully finished triple garage, complete with satellite service & 220 wiring. Even the garage is next-level! Standing guard over the property is a striking \$20,000 Ram statue. A bold statement piece that sets the tone for what awaits inside. Step through the doors & experience vaulted ceilings, rich hardwood flooring, & stunning granite counters throughout. The kitchen is a chef's command center featuring a massive island with seating & storage, abundant cabinetry, & a walk-in pantry designed to keep everything organized. With surround sound wiring flowing through the home, even to the front porch & covered back deck! Entertaining is effortless. And yes, the back deck includes privacy shades & its own TV! The custom motorized "Comfy Blinds" open at the touch of a wired wall control, allowing natural light to flood the home in seconds. The Primary Suite? A true luxury retreat. Complete with a high-end 6-piece bedroom suite, two wall-mounted TVs, a generous walk-in closet, & a

spa-inspired 4-piece ensuite with double sinks. It's a sanctuary worthy of front-page coverage. The second main-floor bedroom is currently showcased as a grand executive office with an elegant 3-piece desk. Perfect for today's work-from-home lifestyle. Convenient main floor laundry sits just off the garage & bedrooms & includes a clever pass-through closet to the front entry. Downstairs, the excitement continues with a spacious family room, games area, & a dedicated movie theatre space, complete with ceiling hookups for your home theatre system. Two additional bedrooms & a full 4-piece bath provide room for family or guests. There's even 220 wiring ready for a tanning bed if desired! Mechanical excellence rounds out the package with hot water on demand, boiler-fed in-floor heat in the basement & garage, & a forced air furnace for the main floor. This executive bungalow is BOLD, BEAUTIFUL, BRILLIANT, & BURSTING WITH UPGRADES AT EVERY TURN! MUST SEE PROPERTY! "Home Is Where Your Story Begins!"