



**43 Viceroy Crescent
Olds, Alberta**

MLS # A2293729



\$1,079,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,079 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Gas heater in garage , garage door opener

Welcome to this beautifully crafted brand-new bungalow in the Vistas development. With a bonus room above the garage and backing onto a scenic walking path and Imperial Estates Acreages, this home offers both privacy and accessibility. From the moment you step through the grand 8-foot entrance door, you are welcomed into a meticulously designed 4-bedroom, 3-bathroom residence that blends contemporary style with everyday comfort. A mix of luxury vinyl plank, plush carpet, and ceramic tile flooring creates a seamless and sophisticated ambiance throughout. At the front of the home, a spacious bedroom is perfectly positioned near a beautifully appointed 4-piece bathroom, ideal for guests or a private home office. The primary suite is a sanctuary, boasting a generous walk-in closet and a luxurious 5-piece ensuite with a standalone soaker tub offering breathtaking mountain views, a dual vanity, and a separate water closet for added privacy. Above the heated triple-car garage, a versatile bonus room provides endless possibilities—whether a charming playroom, a refined home library, or a serene music retreat. The gourmet kitchen is an entertainer’s dream, featuring sleek quartz countertops, a gas cooktop, double wall ovens, a built-in dishwasher, and an oversized island with seating on all sides. A butler’s pantry, complete with a secondary sink and ample shelving, connects to the adjoining laundry room, ensuring effortless organization. The living room exudes sophistication, centered around a floor-to-ceiling tiled gas fireplace, while oversized windows flood the space with natural light. Step outside onto the no-maintenance composite deck, complete with modern railing and a gas BBQ hookup, perfect for seamless indoor-outdoor entertaining. The fully developed basement is an exceptional extension of the home, featuring 9-foot ceilings,

in-floor heating, a spacious mechanical room, abundant storage, a large open living area, a stylish 4-piece bathroom, and two additional well-sized bedrooms. Completing this remarkable home is the heated triple-car attached garage with epoxy flooring, offering ample space for vehicles, hobbies, and storage. The front yard is beautifully landscaped with lush sod and will have a planted tree in the spring, adding to the home's striking curb appeal. This residence is a true masterpiece of design and craftsmanship. Don't miss the opportunity to make this extraordinary home yours—schedule your private viewing today!