



**35 Lake Ridge  
Olds, Alberta**

**MLS # A2295065**



**\$789,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized, RV Access/P		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, Landscaped, Lawn, Seasonal Water, See Remarks, Views,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** 2 X chair lifts (house/garage) shelves (garage) fridge/freezer (garage) 2x TV Wall Mounts

Stunning Waterfront Walkout Bungalow in Prestigious Established Community! Welcome to this exceptional, custom-built bungalow, perfectly situated in a sought-after, mature high-end neighborhood, backing directly onto picturesque waterfront and scenic walking paths. This beautifully designed home offers the perfect blend of luxury, comfort, and location. Step inside the well-appointed, flooded with natural sunlight, main level featuring a spacious open-concept layout. Main level is complete with one generous bedroom, featuring 5pc ensuite, and a versatile den—ideal for a home office or guest space. The home showcases premium craftsmanship throughout, with high-end finishes and meticulous attention to detail in every room. Main floor laundry is conveniently located with access to the oversized, attached garage. The fully developed walkout basement extends your living space with two additional bedrooms, a second den, and seamless access to the stunning outdoor setting—perfect for entertaining or relaxing while enjoying tranquil waterfront views. Exterior highlights include a timeless stucco finish, an oversized double attached garage, which is perfect for 2 large vehicles, and all the toys. Garage floors were recently professionally finished with an epoxy coating, creating a clean environment in spite of the current season. Appreciate the large driveway with ample space for RV or boat parking. This home truly has it all—luxury finishes, an unbeatable location, and breathtaking surroundings. A rare opportunity you won't want to miss. This is a must-see property.