



**12 Vermont Close
Olds, Alberta**

MLS # A2295196



\$619,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,358 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Storage, Tankless Hot Water		

Inclusions: Garage Shelving, Garden Shed, Ceiling Fans, Central Vacuum/Attachments, Garage Door Opener, Shed

Welcome to this immaculately kept bi-level home offering over 2,600 sq. ft. of finished living space, featuring 5 bedrooms plus a flex/bonus room that could be used as an office, toy room, den or potential 6th bedroom. Ideally situated on a quiet cul de sac in the established community of The Vistas in Olds, this property is just steps from numerous walking trails, parks and the hospital. The bright, open concept main level showcases hardwood flooring throughout the principal living areas and a stunning kitchen complete with stainless steel appliances, granite countertops, a large island and a convenient corner pantry. The dining area provides direct access to a west facing deck with BBQ gas line, overlooking a fully landscaped and fully fenced yard that includes a fire pit, under-deck storage, and an 8' x 12' shed. The inviting living room features a natural gas fireplace with slate accents, creating a warm and welcoming focal point. The primary bedroom offers a walk in closet and private 3 pce ensuite, while two additional bedrooms and a full bathroom complete the main level. Brand new carpet has just been installed throughout the home, enhancing its fresh, turn key appeal. The fully developed lower level offers excellent additional living space with a spacious family room, flex room, two more bedrooms, a full bathroom, in floor heating, on demand hot water, and a dedicated separate laundry room. Further highlights include an extra wide driveway, insulated garage, furnace replaced in 2023, updated feature wall, fresh interior paint, and enhanced under deck storage. This well presented property offers an excellent blend of space, thoughtful updates, and a convenient location close to everyday amenities. Sellers are also providing a \$9,000 decorating bonus to the buyer upon successful completion. Book your private showing today and

discover the value this home has to offer.