



GRASSROOTS
REALTY GROUP

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**5 Vera Close
Olds, Alberta**

MLS # A2303707



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,253 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Private		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RLD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Garden Shed, Electric Heater in Garage

Exceptional Living in Olds! Brand New Shingles! Located on a quiet cul-de-sac in The Vistas, this bright 4-bedroom home shines with all its features. Discover this well maintained, open-concept bi-level tucked away in one of Olds's most coveted communities. From the moment you step into the spacious foyer, you're greeted by 9-foot ceilings and stunning hardwood flooring that flows throughout the main living areas and bedrooms. The open-concept main floor features a stunning kitchen featuring newer stainless steel appliances, soft close drawers, a walk-in pantry, and a functional island with a breakfast bar. Cozy up by the natural gas fireplace in the sun-drenched living room, or retreat to the primary suite complete with a walk-in closet and a private 4-piece ensuite. A second bedroom and additional 4-piece bath complete the main floor. The fully finished lower level mirrors the main floor's airy feel with 9-foot ceilings and in-floor heating throughout the massive family room, 4 piece bath, and two additional bedrooms. The house has also seen fresh paint within the last few years as well. Hobbyists will appreciate the 23x24 insulated garage, freshly painted, with 240V outlet and dedicated RV parking with RV plug. Private, fenced, garden shed, underdeck storage, ground patio, and just steps from walking trails, parks, and the hospital—this home offers a lifestyle of total convenience. This is the one!