



**5401 Shannon Drive  
Olds, Alberta**

**MLS # A2305187**



**\$599,700**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,857 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<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>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Shed, BBQ, Planters, vac-u-flo with all attachments

Host gatherings effortlessly in this thoughtfully designed home, where the open concept layout provides the flexibility to accommodate both intimate get togethers and larger groups, whether indoors or out. Step outside to enjoy the spacious deck, a sun filled patio, and a walkout basement that seamlessly connects your living space to the outdoors. Beyond the back fence, you’ll find a community park, offering added green space and a welcoming extension of your backyard. Inside, the home features over 1,800 square feet of well planned living space, complemented by a fully developed lower level. Downstairs, you’ll discover three additional bedrooms, a full bathroom and a comfortable family room with in floor slab heating and direct access to the lower patio ideal for guests, teens or extended family living. Designed to make the most of natural light, the main living areas including the living room, dining space, kitchen, and solarium are bright and inviting, creating a warm and cheerful atmosphere throughout the day. Even practical touches have been considered, like the conveniently placed clothesline on the east side. This is a home where everything is ready for you simply move in, settle down, and enjoy. Call today for your private tour!!