



GRASSROOTS

REALTY GROUP

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**2 Harrison Green
Olds, Alberta**

MLS # A2310045



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,801 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4
Garage:	Quad or More Attached, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Low Maintenance Landsc		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot tub, shed

Step into this stunning custom-built home where thoughtful design and exceptional craftsmanship shine throughout. A welcoming front porch and elegant entry with tray ceilings set the tone for the impressive interior. The heart of the home is the expansive open-concept kitchen, dining, and living space designed for both everyday comfort and entertaining. Featuring luxurious travertine flooring, ceiling-height cabinetry, a large pantry, oversized island with sink, full fridge and full freezer, plus a gas stove with double oven, this kitchen is truly a chef's dream. The dining area overlooks the beautifully landscaped backyard, while the spacious living room is anchored by a striking stone wood-burning fireplace and elegant tray ceilings. The main floor offers a thoughtful layout with a cozy front bedroom and convenient four-piece bath near the entry. The private primary retreat features tray ceilings, ceiling fan, walk-in closet with built-in organizers, and direct access to the backyard and Beachcomber hot tub. The spa-inspired ensuite includes a walk-in shower with dual rain shower heads and built-in bench. An additional bedroom and a functional laundry room with gas dryer complete the main level. Downstairs, the fully finished basement offers exceptional flexibility with a massive rec room, rough-in for a future second kitchen, two additional bedrooms, and two three-piece bathrooms, including one ensuite. The mechanical room features an additional washer and dryer setup. One of the property's standout features is the incredible drive-through garage with partially vaulted ceilings. Fully equipped with three garage doors with 'LiftMaster' openers, three man doors, built-in cabinetry, sink, and private toilet, this space is ideal for hobbyists, vehicle storage, or workshop use. Outside, the fully fenced yard has been beautifully designed for

low-maintenance enjoyment with artificial turf, stamped concrete walkways and driveway, mature landscaping, a charming bridge feature, large shed, and additional rear parking pad with off-street access. This exceptional property combines luxury, functionality, and outstanding indoor-outdoor living. A must-see home offering space, style, and versatility in every detail.