



**40 Viceroy Crescent  
Olds, Alberta**

**MLS # A2312080**



**\$889,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,613 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** wine refrigerator X2, tv mount in upstairs living room, All window coverings, Basement storage room shelving

Welcome to this stunning home featuring a charming south-facing front porch with striking double timber accents. Step inside to discover a spacious foyer with beautiful beam details, leading to a thoughtfully designed mudroom complete with main floor laundry, built-in bench with hooks, and upgraded cabinetry closets. The kitchen is truly the heart of the home, showcasing ceiling-height dark maple cabinetry, light valance accents, a custom hood fan, built-in wine nook, white quartz countertops, a large island, and a farmhouse sink. The upgraded LG appliance package includes a built-in microwave and wine/beverage fridge. A spacious walk-in pantry with custom built-ins provides exceptional storage and organization. The dining area flows seamlessly into the living room, highlighted by luxury vinyl plank flooring and a stunning gas fireplace with floor-to-ceiling tile and a timber mantle. Built-in cabinetry and wood shelving on both sides of the fireplace add warmth and functionality to the space. The primary suite offers a luxurious retreat with shiplap ceiling accents, plush carpeting, and barn doors leading to a spa-inspired 5-piece ensuite featuring a freestanding tub, double vanity, water closet, and an incredible custom shower. The walk-in closet is beautifully finished with built-in cabinetry. A spacious second bedroom or office and a stylish 4-piece bathroom complete the main level. The fully finished basement is designed for entertaining and everyday living, featuring a large family room with a second fireplace and additional built-ins. A wet bar enhances the functionality of the space, while two generously sized bedrooms with oversized closets provide ample accommodation. One bedroom offers direct access to the beautiful 4-piece bathroom, which is also conveniently accessible from the family room. Outside, the beautifully landscaped and fully fenced

backyard is designed for relaxation and entertaining, complete with mature trees, a pergola, fire pit area, and durable vinyl fencing for added privacy. The large back deck features a BBQ gas line and direct patio door access to the dining room, creating seamless indoor-outdoor living. Located in the welcoming community of Olds, you'll enjoy excellent shopping, a hospital, parks, walking paths, golf, and year-round community events. Reach out today for more information on this exceptional property!