



**6 Vantage Crescent  
Olds, Alberta**

**MLS # A2314293**



**\$627,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE                                      |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | Bi-Level                                  |               |                   |
| <b>Size:</b>     | 1,286 sq.ft.                              | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Paved                          |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, See Remarks   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters |                   |    |

**Inclusions:** Central Air Conditioner

OPPORTUNITY KNOCKS!! Welcome to this Elegant Home with a beautifully Renovated Kitchen & Open floor plan in an exceptional established area & Family Friendly Street where Neighbors become family! Unmatchable features with a Covered Front Porch of your dreams & so much more! The spacious entry is welcoming with a coat closet & room for a bench with massive windows that pour in the morning sunshine! The attached GARAGE provides IN-FLOOR HEAT & is almost 27'X26' just shy of a triple- with a SINK & WORK CLOTHES CLOSET! There is IN-FLOOR Heat in the Basement Also! The main level Living room features warm HARDWOOD flooring, a cozy fireplace with Modern Ship-Lap surround & a uniquely designed Century Old Solid Hardwood Mantel! Added comfort with AC for those hot summer days! The living room is open to a Spacious MODERN WHITE KITCHEN featuring NEW APPLIANCES! Stainless Steel Fridge, Stove, Dishwasher & Microwave Hood-fan! Notice the Elegant Lighting & thoughtful Designer Window Coverings throughout! Silver-Grey QUARTZ COUNTERS with deep undermount sink & custom open shelving! The BEAUTIFUL ISLAND provides an extra work space & added seating for entertaining! STORE MORE in your HUGE WALK IN PANTRY featuring high level solid shelving! The DINNING ROOM provides ample space to expand for larger crowds with DOUBLE GLASS GARDEN DOORS to the WEST FACING BACKYARD! Flowing from the living room there is a very spacious bedroom with Ceiling Fan, built-in closet shelving next to a 4 Pce Main bath. Across the hall is a gorgeous Bright Primary Bedroom that features a Large Closet in the room & Spacious Walk-In closet in the ensuite! Relax in the Beautiful Ensuite featuring a deep Jetted tub & separate shower! Designer solid wood railing & Metal Spindles

Step Up the &lsquo;open&rsquo; feel when going downstairs. Enjoy large bright windows for a &lsquo;main floor&rsquo; feel and COZY &lsquo;IN-FLOOR&rsquo; HEATED floors! Spread out in the Large family room with Gas Fireplace and sperate games area! Two more Generous Sized Bedrooms with closet shelving, a Large Laundry/Utility Room featuring NEWER Maytag Washer/Dryer, Separate Sink & Brand New Oversized Hot Water Tank & finally a Sweet &lsquo;under the stairs&rsquo; Play Area completes the lower level. Beautiful backyard Maintenance free COMPOSITE DECK with GAS BBQ connector & easy access into the yard. This yard provides mature gardens & thoughtful landscaping! Abundance of storage beautifully hidden below the deck. Building a 2nd Garage may be possible with Convenient PAVED BACK LANE Access that also provides PRIVACY in a very generous sized yard! (Must obtain city permits & approvals) Spacious RV Parking! Close to Parks, Shopping, Sports Complex for Swimming & Watching the Olds Grizzlies Jr. Hockey League play! Close to Schools & Walking Paths that lead to Walmart & Sobeys shopping area! DON&rsquo;T MISS YOUR OPPORTUNITY to make this Elegant Home yours! Call for your appointment to view today!