



**82 Briegel Road
Olds, Alberta**

MLS # A2314585



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,641 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Blinds and window coverings

WELCOME HOME! Located near NATURE'S 22 ACRE reserve, school, playground and wonderful walking paths. SIX BEDROOM HOME! Beautiful well kept property, wonderful yard and sunlight streaming in through lots of windows. This spacious home built in 2013 shows great! All the extras you could want in a new home. The main floor features a large open front entry way, vaulted ceiling, great room/kitchen and eating area, quartz countertops with breakfast bar, hardwood and tile flooring, gas fireplace, three bedrooms (1 currently used as office), including PRIMARY with a luxurious ensuite complete with walk-in closet, large soaker tub and separate shower, 4 piece main bath, and garden doors that opens onto a gorgeous covered upper deck. The basement is fully developed with in floor heating, large family room with gas fireplace, built in shelving with work station, three more bedrooms and a 4 piece bath. Additional extras include...Hot water on demand, gas stove, natural gas barbecue hook up, large windows, sandbox and chalk walls under deck, garden shed and low maintenance landscaping. A double attached heated garage completes the package. This spectacular home is located in "The Highlands" subdivision and is situated on a prime lot on a quiet cul-de-sac.