



GRASSROOTS
REALTY GROUP

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**40 Lake Ridge
Olds, Alberta**

MLS # A2317870



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,417 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Interior L		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Solar Tube(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Window Blinds, Garburator, Ubiquiti UniFi Dream Machine Special Edition (UDM-SE) 2Å— Ubiquiti UniFi 6 Lite Access Points (U6-Lite) both negotiable		

If you've been searching for a home where your kids can grow up making memories outdoors, this may be the one. Located on the south side of Olds in one of the town's most desirable family areas, this fully developed bungalow combines space, comfort, and an exceptional location. Walking paths wind throughout the neighbourhood, making evening strolls, bike rides, and family walks part of everyday life. Just across the road, the pond becomes a favourite gathering place in the winter, where neighbourhood kids lace up their skates and play hockey. Imagine watching the kids head across the street for an evening game of shinny while you enjoy the mountain views from your deck. With 5 bedrooms and 3 full bathrooms, this home offers room for growing families with three bedrooms on the main floor and two additional bedrooms downstairs. The bright open-concept layout features vaulted ceilings, a dedicated office, convenient main floor laundry, and recent kitchen upgrades including a new induction stove, microwave hood fan, and refrigerator. The primary bedroom offers direct access to the covered rear deck, while the dining area opens onto the same outdoor space complete with a gas line for your BBQ. Backing onto open space with no immediate neighbours behind, the home enjoys incredible privacy along with beautiful mountain views that the sellers have treasured for years. Downstairs, the fully finished basement creates the perfect family hangout space with two additional bedrooms, a full bathroom, wet bar, and a large recreation area with room for a pool table, home gym, games area, or movie nights. Additional features include central air conditioning, a heated double attached garage, RV parking, a newly installed radon mitigation system, and a professionally installed whole-home Wi-Fi system that provides strong and reliable internet coverage throughout

the house. Combining an outstanding location, incredible views, and the space today's families are searching for, this is a home where memories are waiting to be made.