



**35 Vantage Crescent  
Olds, Alberta**

**MLS # A2318122**



**\$679,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,632 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot, See Rem		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	N/A		

Welcome to this meticulously maintained and thoughtfully upgraded bungalow in The Vistas, one of Olds' most sought-after neighbourhoods. From the moment you step inside, you'll appreciate the bright, open-concept main floor and spacious entryway that offers a clear view through to the beautifully renovated 3 season sunroom and fully landscaped backyard beyond. High ceilings and fresh paint throughout the entire main floor gives the home a modern, move-in-ready feel. The well-appointed kitchen features a large island, gas stove, and an abundance of storage space—perfect for both everyday living and entertaining. A cozy living room with a gas fireplace. Convenient main-floor laundry and direct access to the fully insulated and heated double attached garage add to the home's functionality. The garage also provides access to the basement. The main level includes a spacious primary bedroom, 2-piece bathroom, an additional bedroom, and a Jack-and-Jill bathroom. A bright home office with plenty of natural light provides the ideal space for working from home or pursuing hobbies. Downstairs, you'll find a massive recreation room, a third bedroom, and a full 3-piece bathroom, offering plenty of space for family and guests. Recent mechanical updates include a new boiler system and improvements to the in-floor heating system. The three-season sunroom has been extensively renovated, including levelling, rebuilding the walls, modifying the windows, adding insulation to the floors and walls, fresh paint, and new flooring—creating a comfortable space to enjoy throughout much of the year. Situated on a reverse pie-shaped lot, the property boasts a beautifully landscaped and fully fenced backyard. Recent landscaping enhancements have completed this private outdoor retreat, offering a peaceful and quiet setting that truly feels like your own

oasis. This exceptional home combines comfort, quality upgrades, and an unbeatable location in one of Olds' most desirable communities.