



31 Sierra Road
Olds, Alberta

MLS # A2318434



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,262 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Nestled in a highly desirable neighborhood, this bright and inviting home offers the perfect blend of comfort, space, and functionality. Step inside the main level and enjoy the welcoming open-concept design that seamlessly connects the living, dining, and kitchen areas. Large windows allow sunlight to pour in, creating a warm and cheerful atmosphere throughout the home. With 3 generous sized bedrooms up, and a potential, large 4th bedroom/office downstairs, this home will meet all your family's needs. The basement also provides additional living space, making it ideal for a growing family or guests. Spend your chilly nights in front of the gas fireplace and build memories or binge your latest Netflix series. Outside, you'll discover a generous yard surrounded by mature trees and established gardens, offering privacy, beauty, and space to relax. Whether you're enjoying your morning coffee, gardening, or hosting family and friends, this outdoor oasis is sure to impress. All this, plus an attached front garage, perfect for vehicle or toy storage. Recent upgrades include a new hot water tank, and also features a water softener and a reverse osmosis water filter system. This must-see property combines location, comfort, and charm in one exceptional package. Don't miss your opportunity to make this wonderful home yours!