



GRASSROOTS
REALTY GROUP

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31 Williams Avenue
Olds, Alberta

MLS # A2320339



\$827,700

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,521 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Wet Bar		

Inclusions: N/A

Welcome to this stunning brand-new bungalow located in the sought-after Highlands community of Olds. Offering over 1,500 sq. ft. of beautifully designed living space on the main floor, this home combines modern elegance with everyday functionality. Thoughtfully crafted with an open concept layout, soaring ceilings, and luxury vinyl plank and tile flooring throughout, every detail has been carefully considered. The heart of the home features a gorgeous kitchen with an abundance of cabinetry, a hidden pantry and plenty of workspace for entertaining and family gatherings. The bright and inviting living room showcases custom illuminated shelving, creating a warm and sophisticated focal point. Retreat to the spacious primary suite featuring a tray ceiling with LED accent lighting, a luxurious 5 pce ensuite complete with floating vanities, tower storage, glass shower, private water closet and a generous walk in closet. An additional bedroom, full bathroom, convenient main floor laundry and mudroom with access to the attached 24' x 25' in-floor heated garage complete the main level. The fully finished basement offers exceptional additional living space with a large family room featuring a wet bar and custom built-ins, perfect for entertaining. Two spacious bedrooms with walk-in closets, a 4-piece bathroom, and ample storage space complete the lower level. Step outside and enjoy the covered rear deck, ideal for relaxing or hosting guests. Located close to numerous schools, walking paths, parks, and shopping, this home offers an excellent location for families, professionals, and retirees alike. If you've been searching for a quality-built new home with thoughtful design and exceptional finishes, this one is a must-see. Call your favorite REALTOR; today to book your private showing.