



**45 Vantage Crescent
Olds, Alberta**

MLS # A2321881



\$619,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,276 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Soaking Tub		

Inclusions: Garden Shed, Gazebo on Deck, Hot Tub, Fridge in Garage Raised Garden Beds

Pride of ownership is evident in this 1276 sq ft Bi level that blends comfort and functionality in an open designed concept. The spacious living room features a double vaulted ceiling, large windows and warmed by the tile surround gas fireplace.. The open design flows into the kitchen where you will be wowed by the oversized granite topped island, complete with dual-zoned wine fridge, deep pot drawers and decorative shelving. The kitchen also features Stainless steel appliances (fridge and dishwasher 2 years old) and walk in corner pantry for plenty of storage. The adjacent dining area is perfect setting for entertaining family and friends. Down the hallway you will discover the generously sized Primary bedroom that accommodates a king sized bed equipped with a large walk-in closet and 4 piece ensuite with walk in shower and jet tub. A 4 piece guest bath and second bedroom completes the main floor living. The fully developed lower level is the ideal space for family movie nights or entertaining friends. The two large bedrooms offers space for your growing children or guests. The in floor heating provides extra comfort. The dedicated laundry room is equipped with laundry sink and cupboards. On hot summer days the home will stay cool thanks to the central air system. Outside, enjoy entertaining friends and family on the 16x18 maintenance free composite deck. The 10x10 hard top gazebo provides shelter, rain or shine. . The west facing back yard has raised garden beds, garden shed and is fully fenced. A back gate that leads to paved walking paths where you can stroll to the shopping, center, parks, playgrounds or ball diamonds. As an added bonus, you can relax after a stressful day in you private screened retreat in the warm waters of your 8 person hot tub. The double attached garage has 220 wiring for those heavy duty projects. Don't miss your

chance to make this property your home. Book a showing today