



**GRASSROOTS**

REALTY GROUP

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**6244 Cypress Close  
Olds, Alberta**

**MLS # A2322317**



**\$479,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<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>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Call seller directly		

Click brochure link for more details. Welcome to this well-maintained bi-level home tucked away on a quiet cul-de-sac in one of Olds' established neighbourhoods. With over 2,200 square feet of developed living space, 3 bedrooms, 3 full bathrooms, and room to add a fourth bedroom, this home offers flexibility for growing families, professionals, or those seeking income potential. Located on a quiet cul-de-sac, the property backs onto a green space with mature trees and is just steps from a nearby school, offering a balance of privacy, outdoor space, and everyday convenience. The bright main floor features beautiful hardwood flooring and an open-concept layout that connects the kitchen, dining, and living areas. The spacious primary bedroom includes a generous walk-in closet and private ensuite, offering both comfort and practical storage. A welcoming waterfall staircase connects the main floor to a bright lower level that feels like a natural extension of the home. Large windows bring in plenty of natural light, while the gas fireplace and custom-built-in entertainment centre create a comfortable gathering space. The updated lower-level bathroom features a seamless glass corner shower. The fully developed lower level includes a spacious family room, large bedroom, full bathroom, and a dedicated living space. The flex room can be used as a potential fourth bedroom. The layout also lends itself well to a home office, hobby space, fitness area, or private guest accommodations. Outside, mature trees, established flower beds, productive vegetable gardens, a fire pit area, and both upper and lower decks create multiple spaces to enjoy the outdoors. Covered storage beneath the upper deck provides practical weather-protected space for outdoor supplies. The double attached garage offers built-in storage and workspace. Recent updates include asphalt shingles, furnace

improvements, updated lighting and plumbing fixtures, exterior trim paint, and a new stackable washer and dryer on the main floor.