



GRASSROOTS
REALTY GROUP

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1107, 4403 67A Avenue
Olds, Alberta

MLS # A2325121



\$475,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,217 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	See Remarks	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected
Features:	Closet Organizers, Double Vanity, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

The hardest part about downsizing shouldn't be finding a home worth moving to. That's exactly what makes THE LAST BUNGALOW UNIT in Cornerstone Village so special. Thoughtfully designed for those who want less maintenance without sacrificing quality, comfort, or space, this brand-new home offers the lifestyle you've been working toward. Located just 45 minutes north of Calgary in the welcoming community of Olds, you'll enjoy walking trails, shopping, restaurants, healthcare, and the hospital just minutes away, while the Rocky Mountains create a stunning backdrop on the horizon. Offering 1,300 sq. ft. +/- of beautifully planned open-concept living, a wall of windows fills the home with natural light, creating a warm and inviting atmosphere. The designer U-shaped kitchen features quartz countertops, soft-close cabinetry, pot lighting, generous workspace, and a stainless steel appliance package (appliance credit included). Durable, low-maintenance flooring flows seamlessly throughout. The spacious primary suite is designed as your private retreat, complete with a spa-inspired ensuite featuring dual sinks, quartz countertops, an oversized tiled glass shower with built-in bench, a walk-in closet with custom wood shelving, and the convenience of ensuite laundry. Built for comfortable living today and for years to come, this barrier-friendly home features 36" doorways and seamless flooring transitions throughout. The basement is roughed in for in-floor heating and awaits your vision with room for two additional bedrooms, a full bath, and a spacious recreation area. The insulated and drywalled 20' x 24' attached garage is ready for future heat, while the maintenance-free exterior and affordable \$295 monthly condo fee give you more time to enjoy the things that matter most. With possession available in as little as 30

days and this being the final available unit in Cornerstone Village, this is more than a new home—it's a rare opportunity to embrace the next chapter with confidence. Because downsizing should never feel like settling.