



GRASSROOTS
REALTY GROUP

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9 Vantage Crescent Olds, Alberta

MLS # A2325554



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,482 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, On St		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Private, 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:	Stone, Vinyl Siding, Wood Frame	Zoning:	RLD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	3 Attached Garage Cabinets, Security System (on contract)		

Welcome to the ultimate family haven in The Vistas! This beautifully maintained, 2,482 sq. ft. 2-storey masterpiece checks every single box on your wish list. This immaculate executive home perfectly blends functional family living with high-end luxury. From the moment you step inside, you are greeted by a sun-drenched, open-concept layout featuring gorgeous hardwood and ceramic tile flooring. The chef-inspired kitchen is an absolute showstopper, boasting matching premium granite countertops that flow throughout the entire home, a massive island with a breakfast bar, a corner pantry, newer stainless steel appliances, and your very own built-in wine fridge. Perfect for hosting! Cozy up by the living room's natural gas fireplace or step out onto the massive rear deck—complete with a gas BBQ hookup—overlooking a beautifully landscaped, fully fenced 60' x 120' yard. Upstairs, discover a generous bonus room alongside 3 spacious bedrooms, including a spectacular primary retreat with a walk-in closet and a spa-like 5-piece ensuite with a soaker tub, shower, and dual sinks. The fully developed basement maximizes your space with a sprawling rec room, a dedicated home office, an additional bedroom, and full bath—all kept perfectly cozy with in-floor heating powered by an efficient boiler system. Bonus features: Central A/C, a top-tier boiler system with cozy in-floor basement heating, a newer washer/dryer, a massive TRIPLE attached heated garage powered by a brand-new Reznor furnace, and a super large rear deck! Perfectly located in a premier Olds development close to the hospital, parks, and walking trails. Your forever home awaits! Call today before it's gone!