



GRASSROOTS
REALTY GROUP

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24 Vermont Close
Olds, Alberta

MLS # A2327351



\$824,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,467 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, La		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Meticulously maintained & beautifully presented, this home shows exceptionally well both inside & out. Backing onto a beautifully treed pathway, this fully developed 2 + 2 bedroom bungalow offers an exceptional combination of privacy, space & functionality. Car enthusiasts & hobbyists will appreciate the oversized, in floor heated triple attached garage w/floor drain complete w/epoxy flooring, while the peaceful setting provides the perfect backdrop to enjoy every season. From the covered front porch, step inside to a welcoming foyer that opens into the living room featuring a cozy gas fireplace. The adjoining kitchen offers plenty of cabinetry & workspace, flowing seamlessly into the dining area where large windows capture views of the stunning backyard. The primary bedroom is privately situated & features a large walk-in closet along w/a spacious ensuite. A 2nd bedroom & a full 4-piece bathroom complete the main living area, while the conveniently located main floor laundry room w/a sink & direct access from the back entrance, adds everyday practicality. The fully finished basement expands your living space w/impressive 9-foot ceilings & comfortable in-floor heating. Here you'll find a massive family room, a generous rec area perfect for entertaining, 2 additional bedrooms & another full bath, offering plenty of room for family, guests or a home office. With an unbeatable location backing onto nature, an incredible heated triple garage & over 2 levels of thoughtfully designed living space, this home offers the perfect balance of comfort, convenience & lifestyle. Don't miss the video & 3D virtual tour.