



GRASSROOTS
REALTY GROUP

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5418 43 Street
Olds, Alberta

MLS # A2327937



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,272 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, On Street		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RLD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	All attached Shelving and Workbench in Workshop, Attached Shelving in Garage		

Welcome to your private oasis on a quiet, serene street. This beautifully updated bungalow with HEATED SHOP offers the perfect blend of luxury and functionality, situated on a sprawling, park-like lot. The heart of the home is a dream kitchen featuring granite countertops, a central island, premium cabinetry, and a walk-in pantry. The bright, open floor plan flows into a cozy living room anchored by a gas fireplace and large windows that bathe the space in natural light. Retreat to the primary suite, a true sanctuary with "his and hers" closets and a spa-inspired 4-piece ensuite featuring a stand-alone walk-in shower that is wheelchair accessible, and a walk-in tub. The main floor is rounded out by newer laminate flooring, a dedicated den/sitting area with access to the rear deck, and a convenient laundry room. The fully finished basement adds massive value with a large family room, two additional bedrooms, a 3-piece bath with walk-in shower, and extensive storage—including a cold room and secondary laundry hookups. Outside, the fully fenced yard is a masterpiece, boasting two ponds, a large, low maintenance free composite deck, and attached garden shed. To top it off, a rare opportunity to own a superb, updated bungalow featuring the ultimate "DETACHED WORKSHOP! Fully equipped for any DIYer. Whether you are a carpenter, small engine mechanic, or hobbyist, the heated rear shop is a dream come true, featuring an overhead power door, skylights, wall organizers, benches, and a built-in dust collector. With new shingles (2024) on the house and an oversized attached garage, this home is truly move-in ready.