



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6244 Cypress Street
Olds, Alberta

MLS # A2329065



\$469,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: TV in basement, all shelving and cupboards, storage shed

Nestled on a peaceful cul-de-sac in a quiet, family-friendly community, this beautifully maintained 2+1 bedroom home offers comfort, privacy, and room to grow—with the potential to create a fourth bedroom to suit your family's needs. 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. Bedroom 2 is ideal as a bedroom or home office and is currently set up with a 2nd set of laundry facilities. A welcoming waterfall staircase connects the main floor to a bright lower level that provides an 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. Laundry and mechanical round off this level. 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, workspace and room for your vehicles. 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 level. Ideally located just half a block from

local schools and backing onto a tranquil green space, this home combines convenience with a serene setting. This is a must see home -do not delay, schedule your viewing today!