



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**38 Viceroy Crescent
Olds, Alberta**

MLS # A2330759



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,488 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot, Lawn, See Remarks		

Heating:	In Floor Roughed-In, Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	wall oven/ microwave combo, gas drop in stove, silhouette beverage centre, LG washer/ dryer package for main level		

Crafted by Homes by Westwind, a builder renowned for exceptional quality, craftsmanship, and thoughtful design, this brand-new fully finished bungalow offers over 2900 square feet of timeless style, premium finishes, and outstanding functionality on a beautiful corner lot. Featuring an ATTACHED TRIPLE GARAGE PLUS AN INCREDIBLE DETACHED GARAGE, this is a rare opportunity to own a home designed for everyday living while providing exceptional space for hobbies, toys, or a workshop. The striking exterior showcases Cobblestone Hardie Board siding with crisp white Smart Board trim, Monterey Taupe shakes, asphalt shingles, and matching architectural details that continue onto the detached garage, creating outstanding curb appeal. The fully landscaped yard will include sod, a tree, and full fencing, allowing you to simply move in and enjoy. Step inside the spacious foyer where a convenient 2-piece powder room welcomes guests before opening into the bright, open-concept kitchen, dining, and living area. The chef-inspired kitchen features upgraded cabinetry, quartz countertops, a large centre island, spacious walk-in pantry, and a premium Frigidaire Professional appliance package including a counter-depth refrigerator, wall oven/microwave combination, and gas drop-in stove. A Silhouette beverage centre completes this exceptional entertaining space. The main floor also offers a laundry room complete with a Graphite LG washer and dryer, while an additional laundry hookup in the finished basement provides added flexibility. The primary suite is a private retreat featuring a spacious walk-in closet with custom built-ins and a luxurious 5-piece ensuite with dual vanities, a soaker tub, oversized shower, and private water closet. The professionally finished lower level offers two generous bedrooms, a full 4-piece bathroom, a large recreation room, plus the

option to add a third basement bedroom. Rough-ins for in-floor heating and future air conditioning provide additional value. Premium upgrades have been selected throughout, including quartz countertops, upgraded cabinetry, luxury vinyl plank flooring, upgraded carpet, designer tile, and upgraded lighting. A true standout is the 20' x 26' detached garage. Designed with an impressive 16-foot ceiling, matching exterior finishes, and a matching 16' x 8' overhead door, it is ready for your future plans with electrical already installed and rough-ins for a heater. Perfect for an RV, boat, classic cars, a workshop, or additional storage, this incredible space sets this property apart. Combined with the attached triple garage, it offers garage space rarely found in new construction. Thoughtfully designed and beautifully finished, this exceptional new home delivers luxury, functionality, and the quality craftsmanship Homes by Westwind is known for.