



GRASSROOTS
REALTY GROUP

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109 Willow Green
Olds, Alberta

MLS # A2331787



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,217 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Low Density Residential L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions:	NA
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Welcome to this wonderful 4 bedroom bi-level nestled on the quiet Willow Green cul-de-sac, offering the perfect blend of comfort, privacy, and location. With no direct neighbors behind, rear alley access, and walking paths leading to the nearby MR treed reserve, this is a property you'll love coming home to. Step outside to enjoy the beautifully landscaped backyard, complete with mature trees that create a private outdoor retreat, perfect for relaxing or entertaining family and friends. A new roof installed in 2022 adds valuable peace of mind. Inside, the bright and spacious main floor welcomes you with a large living room filled with natural light. The thoughtfully designed kitchen offers an abundance of countertop space, a functional island, and a large pantry, making meal preparation and entertaining a breeze. The home features four generous bedrooms, including a spacious primary suite with its own 3-piece ensuite. Downstairs, you'll appreciate the comfort of in-floor heating throughout the fully developed basement, creating a warm and inviting space year-round. The attached garage is also equipped with in-floor heat, making those cold Alberta winters much more enjoyable. Located in one of the community's most desirable neighborhoods, this home offers the perfect combination of quiet living, beautiful surroundings, and convenient access to parks, walking trails, and green space. If you've been searching for a move-in-ready family home with quality features and an unbeatable location, this one is a must-see. This home has a pre-listing inspection available upon a successful offer.