



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**13 Keown Close
Olds, Alberta**

MLS # A2331976



\$874,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,739 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaping		

Heating:	In Floor, Fireplace(s), Forced Air, 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:	Built-in Features, Central Vacuum		

Inclusions: all window coverings, tv mounts, garage door opener and controls, beverage fridge in basement, AC, Russound sound system

Welcome to one of Olds' most welcoming cul-de-sacs, where exceptional craftsmanship, thoughtful design, and an unbeatable location come together. Backing directly onto one of Olds' beautiful walking paths and close to schools, this move-in-ready home offers outstanding curb appeal with Hardie Board siding, Smart Board trim, soffit lights and landscaped front and back yards. Step inside the spacious front entry where a large built-in closet provides exceptional storage, along with convenient access to the heated triple attached garage. Designed with the hobbyist and car enthusiast in mind, the garage features epoxy floors, in-floor heat, 220 power, and three overhead doors, including a tandem bay with direct backyard access. The backyard has been beautifully refreshed with a new concrete patio, new wood deck, stunning perennial landscaping, and plenty of space to relax or entertain. A few steps up leads to the heart of the home where soaring windows flood the open-concept living space with natural light from the east. The living room is anchored by a stunning marble fireplace, beautifully framed with custom built-in cabinetry and shelving. The dining area includes a convenient coffee bar with additional storage and offers access to the covered 11.7X14.5 deck with modern glass railings. The chef-inspired kitchen is designed for both everyday living and entertaining, featuring an oversized island with seating, abundant storage, and a secondary prep sink. Stainless steel appliances include a gas range, matching hood fan, refrigerator, and dishwasher. The adjoining butler's pantry provides extensive cabinetry, pull-out drawers, and built-in shelving for exceptional organization. Also on this level are a spacious bedroom with a walk-in closet and custom built-in desk, a luxurious four-piece bathroom featuring a freestanding soaker tub, walk-in

shower, large vanity, and linen closet, plus a well-appointed laundry room complete with built-in cabinetry, folding counter, and shelving. Occupying its own private level, the impressive primary retreat offers vaulted ceilings, beautiful west-facing mountain views, a generous walk-in closet, and a private four-piece ensuite with a walk-in shower. The fully developed lower level is warm and inviting with plush carpeting and in-floor heat. Here you'll find a spacious family room with a built-in wet bar, beverage fridge, and ample storage, along with two additional bedrooms, each with walk-in closets, a three-piece bathroom, and a utility room showcasing an impressive boiler system. Premium finishes, upgraded lighting, central air conditioning, abundant storage throughout, and a Russound whole-home sound system extending to the interior, garage, and outdoor living spaces further elevate this exceptional property. Combining luxury, functionality, and an outstanding location, this remarkable home truly must be experienced to be appreciated.