



GRASSROOTS
REALTY GROUP

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6206 Davis Place
Olds, Alberta

MLS # A2332151



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,151 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Oversized, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: TV Wall mounts x 4, Sheds x 2, some of the attached storage shelves and cupboards in garage, tire rack in garage

Welcome Home to your beautiful family home, located on a quiet cul-de-sac, close to schools! You will love the location, which is also close to Olds' incredible walking paths that take you through a wooded, 20 acre green space, as well as the short path that leads to an incredible, very private, playground that your children will spend hours in. Enter the front door and be wowed by fresh, sunny, open concept rooms! Main floor also features a huge master bdrm, with a full 4pc ensuite, as well as 2 add bdrms, and another 4pc bath. Access the rear deck and yard through the kitchen, this will extend your entertaining space from inside to the lovely back yard, which boasts a private setting, with an additional patio conveniently placed to the rear of yard for lots of privacy. Downstairs, you will love the huge family room, 4th and 5th bdrms, separate laundry, a 3rd - 4pc bath, as well as a huge storage area. Windows are large, spaces are very bright. Outside, you will love the oversized, detached, heated garage (with a 9'x 18' power door), perfect for vehicles or projects, or both! This is a must see home that will check all the boxes for your family!