



GRASSROOTS
REALTY GROUP

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**3434 Victory Way
Olds, Alberta**

MLS # A2340361



\$719,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,460 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Interior Lot, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	RLD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to 3434 Victory Way in The Vistas, where thoughtful design, modern finishes and an excellent location come together in this beautifully finished bungalow. Offering 1,460 sq. ft. on the main level, this home provides a bright, open and exceptionally functional layout with plenty of room to enjoy everyday living and entertaining. The heart of the home is the spacious kitchen, featuring an oversized island, abundant cabinetry and excellent sightlines into the dining and living areas. Large windows fill the main living spaces with natural light, while the living room offers an attractive feature fireplace and detailed ceiling treatment that adds a distinctive touch to the space. The adjoining dining area provides direct access toward the large rear deck, creating an easy flow for summer entertaining. The primary bedroom is a comfortable retreat with a generous walk-in closet and private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide plenty of flexibility for family, guests or a home office. Main floor laundry and a convenient garage entry add to the practical design. The full basement is currently undeveloped, offering 1,460 sq. ft. of additional space and tremendous potential for future development. An oversized attached double garage provides plenty of room for vehicles, storage and recreational equipment. Located in The Vistas, this home offers access to walking paths and is conveniently situated near Olds' Cornerstone Shopping District, with major retailers and everyday services close by. The nearby Rotary Athletic Park adds an exceptional recreational amenity, with baseball and softball diamonds, soccer fields, an inclusive playground and paved pathways. If you're looking for a modern bungalow with an excellent floor plan, substantial future development potential and a convenient Olds location, 3434 Victory Way deserves a closer look.

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