

\$724,900 - 41 Viceroy Crescent, Olds

MLS® #A2063906

\$724,900

5 Bedroom, 3.00 Bathroom, 1,819 sqft

Residential on 0.17 Acres

NONE, Olds, Alberta

From the curb, you will take note of the great appeal with upgraded exposed aggregate drive and walkway leading to the oversized, covered front veranda, perfect for your morning coffee. Enter this Custom Built home and appreciate the pine feature wall, and handcrafted railing which are your first views of attention to detail that you will see through out.

To your right you will love the oversized mudroom with access to the attached garage as well as the walk through pantry, both ideal for the busy family lifestyle, accommodating quick grocery unload and food organization. Make your way to the rear of home and know that you are HOME!!! The open concept living/dining/kitchen with gleaming quartz counter tops, ergonomical lay out, high ceilings, huge windows overlooking the big covered deck and private, fully fenced, south facing rear yard will be the place where memories will be created with family and friends. An abundance of storage is available under the rear deck for all your outside toys and tools. Main floor is also home to a huge master bedroom, with an incredible ensuite featuring his and hers vanities, a large shower, and soaker tub, walk through master closet conveniently leading to main floor laundry room. The nostalgic in you will recognize the use of repurposed school bleachers and solid hand planed barn wood that is now recreated into shelving and benches through out the home. Additionally, there is also another large bedroom as well as 4pc bath. Basement sports



in floor heat and is fully finished, with 3 additional bedrooms. The basement bathroom could be described as Epic, with the fantastic layout featuring an oversized vanity with double sinks and separate rooms for both the bath tub and toilet area, easily accommodating use by several people at the same time. A huge family room with a wet bar and room for games table will be perfect for cozy winter nights. Mechanical with Storage rounds off this level. The attached insulated and heated garage will easily accommodate 2 large vehicles and also contains a separate workshop, with large mezzanine perfect for all the projects on your list. This meticulous home was built with efficiency in mind, featuring an HRV system, high efficient furnace and constructed with ICF foundation blocks and spray foamed walls, which provide warmth in winter, and a cool home in the heat of summer. This is a must see home that will far exceed the expectations created by our write up. Book your viewing today!!!

Built in 2019

Essential Information

MLS® #	A2063906
Price	\$724,900
Sold Price	\$712,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,819
Acres	0.17
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	41 Viceroy Crescent
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	T4H 0G2

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Aggregate, Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in Garage

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dryer, Electric Stove, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave, Range Hood, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Street Lighting, Private, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Other, Wood Frame
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	July 5th, 2023
Date Sold	October 30th, 2023
Days on Market	115
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX ACA REALTY

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