



DON'T GAMBLE WITH YOUR HOME.

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14 Vireo Avenue
Olds, Alberta

MLS # A2207462



\$945,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,478 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters		

Inclusions: TV Brackets, second dishwasher

This exquisite new-build executive bungalow, located on a scenic pond lot, offers luxurious living with a triple attached heated garage and a fully finished walkout basement with nearly 3000 ft of finished living space. The stunning kitchen showcases a large island, creamy white cabinetry, and a spacious walk-in pantry. The upgraded stainless steel appliance package includes a wall oven, counter-depth fridge, gas cooktop and more. The open-concept kitchen, living, and dining areas feature a gas fireplace, a large picture window, and patio doors leading to the expansive covered deck with pond and mountain views, perfect for indoor-outdoor living. The spacious primary suite offers a 5-piece ensuite with a free-standing tub, dual vanities, and a large walk-in closet with custom organizers. Additional highlights on the main level include a generous mud/laundry room, 1/2 bath with unique touches and a welcoming foyer with a storage closet. The fully developed walkout lower level includes two large bedrooms, a full bathroom, and a spacious recreation room complete with a wet bar, sink, and dishwasher. The BAR/WINE ROOM is a standout feature, offering built-in cabinetry, a wine fridge, and display shelving. The massive triple heated garage features oversized doors large enough to easily accommodate a truck. Enjoy the west-facing backyard with direct access to the pond and greenspace. Seasonal items still to be completed include exposed aggregate driveway, rear lower deck pad, front sidewalk, sod & tree in front yard, loam in rear and on sides, gate on right elevation and side fencing on left. Located in Olds, a community known for its blend of small-town charm and big-city amenities, with convenient access to Highway 2. Contact us today, or reach out to your preferred Realtor to schedule a meeting with this experienced and reputable builder to make this

dream home yours!