

# \$945,000 - 14 Vireo Avenue, Olds

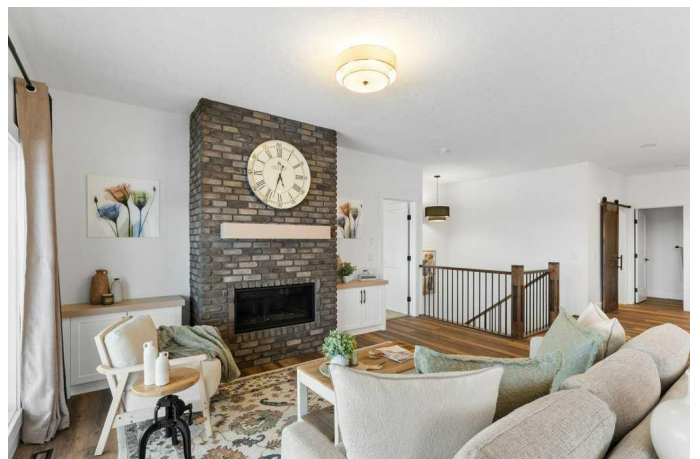
MLS® #A2207462

**\$945,000**

3 Bedroom, 3.00 Bathroom, 1,478 sqft  
Residential on 0.20 Acres

NONE, Olds, Alberta

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!

Built in 2025

### **Essential Information**

MLS® #	A2207462
Price	\$945,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,478
Acres	0.20
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	14 Vireo Avenue
Subdivision	NONE
City	Olds
County	Mountain View County
Province	Alberta
Postal Code	t4h 0e4

### **Amenities**

Parking Spaces	5
Parking	Parking Pad, Triple Garage Attached

# of Garages	3
Waterfront	Pond

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	8
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
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