

**12 Vireo Avenue Olds, AB T4H 0C4**

**Residential**  
**Active**      [A1062995](#)



**DOM:** 0      **LP:** \$709,900.00  
**OP:** \$709,900.00

**PD:**

**Class:** Detached      **Area:** Olds  
**County:** Mountain View County      **Zone:**  
**Type:** House      **Community:** NONE  
**Levels:** Two      **Ttl Beds:** 5  
**Year Built:** 2015      **F/H Bth:** 3/0  
**LINC#:** [0036748895](#)      **LP/SF:** \$397.70  
**Arch Style:** Modified Bi-Level      **Suite:** No  
**Possession:** 30 Days / Neg

**Lot Dim:**      **Lot Size:** 1.94 Ac  
**Front Length:** 17.68M 58` 0"      **Lot Depth:** 46.46 M 152.42'  
**Legal Pln:** 1512052      **Blk:** 7      **Lot:** 5      **Condo:** No

**Land Use:** R-1      **Tax Amt/Yr:** \$4,663.00/2021  
**Title to Lnd:**      **Loc Imp Amt:**  
**Disclosures:** No Disclosure      **Front Exp:**  
**Restrict:** Restrictive Covenant-Building Design/Size, Utility Right Of Way

Recent Change: **01/24/2021 : NEW**

**Public Remarks:** Wow! This 1785 sq. ft. custom built walk-out modified Bi-level home is a must see. With over 3100 sq. ft. of finished living space this 5 bedroom, 3 bathroom home backs onto the storm pond in the Vista's sub-division. From your deck you can enjoy watching your kids skate on the pond while soaking in the fantastic mountain views. The vaulted ceilings on the main level make this large open concept home feel even larger. Nothing was missed in the design of this home, highlighted by the kitchen and cabinet layout that makes entertaining large groups easy. The main floor features a large master bedroom with a 5 piece ensuite & a walkin closet, the kitchen, an open living room which has a gas fireplace with a feature rock mantel and a door to the west facing deck, and the laundry room. 5 steps up from the main floor features 2 more bedrooms and a 4 piece bathroom. The fully finished walkout basement features infloor heat, air conditioning, 2 more bedrooms, a fantastic bar, a 4 piece bath and lots of storage and opens up to a beautiful patio with a hot tub which is included with the purchase price. The large yard (58' x 152) is fully landscaped and has vinyl fencing. The large attached 3 car heated garage provides lots of room for parking and toys. Come look today!

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b> 3	<b>Main:</b> 122	<b>Mtr2</b>	1,314	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	2	0	0	<b>Rms Abv:</b> 6	<b>Upper:</b> 44	<b>Mtr2</b>	470	<b>SqFt</b>
<b>Garage Dim:</b>	0	0	0	1	0		<b>Blw Grade:</b> 126	<b>Mtr2</b>	1,359	<b>SqFt</b>
	24` 5" x 30` 2"						<b>Total AG:</b> 166	<b>Mtr2</b>	1,785	<b>SqFt</b>

**Property Information**

**Basement:** Finished, Full      **Lndry Feat:** Main Level  
**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas      **Cooling:** Central Air  
**Construction:** Brick, Composite Siding      **Fireplaces:** 1/Gas  
**Foundation:** Poured Concrete      **Flooring:** Carpet, See Remarks  
**Exterior Feat:** Fire Pit, Playground, Private Yard      **Fencing:** Fenced  
**Roof Type:** Asphalt      **Balcony:** Deck  
**Parking:** Triple Garage Attached  
**Features:** Bar, Open Floorplan, Pantry, See Remarks  
**Comm Feature:** Schools Nearby, Playground, Shopping Nearby  
**Lot Features:** Backs on to Park/Green Space, Landscaped, Private, Rectangular Lot, See Remarks  
**Goods Include:** basement wine fridge, basement beer fridge, hot tub, overhead garage heater, outdoor playset, bike storage and racking, 2 garage door openers and 2 controls  
**Appliances:** Dishwasher, Gas Stove, Washer/Dryer, Window Coverings  
**Other Equip:** Garage Door Opener, See Remarks

**Rural**

**Water Supply:**      **Sewer/Septic:**      **Total Acres:** 1.94

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).