

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

MLS® #A2207462

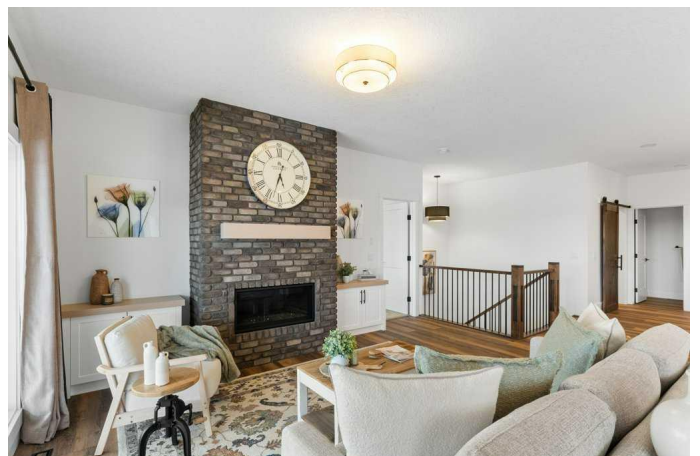
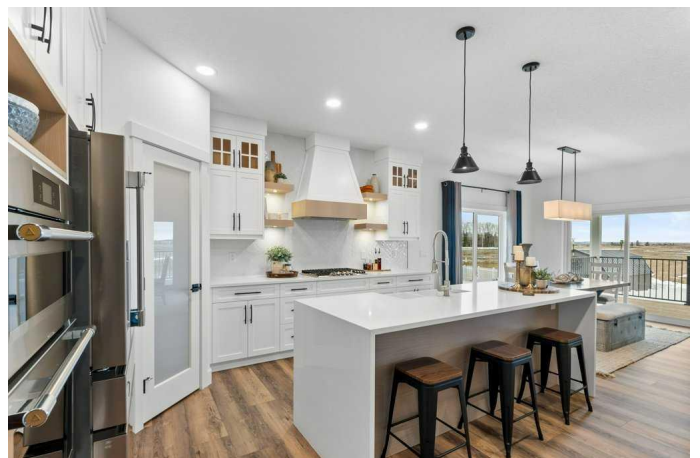
**\$945,000**

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 | 18              |
| Zoning         | R1              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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