

# \$829,900 - 3450 57 Avenue, Olds

MLS® #A2227537

**\$829,900**

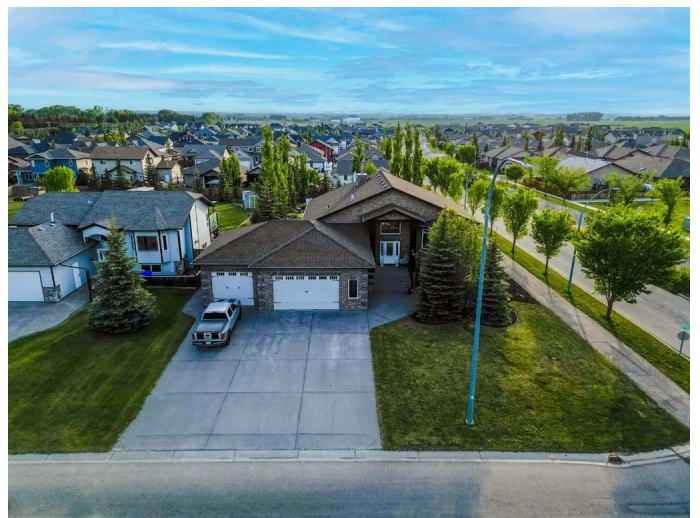
3 Bedroom, 3.00 Bathroom, 1,915 sqft

Residential on 0.48 Acres

NONE, Olds, Alberta

Best Value in OLDS!! This beautiful, bright WALKOUT bungalow with MOUNTAIN VIEWS is perfectly located on a large corner lot overlooking "the Vista"™ in Olds.

Amazing opportunity to own this FANTASTIC property with a HUGE LOT, close to hospital, walking trails, and parks. Situated on a large landscaped yard, the EXECUTIVE house and property with its open layout, multitude of features inside and out make this a wonderful home for entertaining and a fabulous home for anyone living in town. It has amazing views of the mountains from your living, dining, primary bedroom and rear covered deck. This stunning home has a total of 3 bedrooms plus main floor office/study and 3 full bathrooms. Upon entering, you will notice the gorgeous hardwood flooring, incredibly high ceilings and open concept living, dining and kitchen area. The spacious kitchen boasts granite countertops, NEW gas-stove, large pantry & island with breakfast bar offering plenty of work space. The living room showcases a beautiful & grand stone-facing gas fireplace. Both the living room and dining area feature large west-facing windows making this a bright and inviting space for entertaining family and friends. Right off the dining area you can access the west facing 17'3" x 12'10" COVERED REAR DECK with amazing views of the Rocky Mountains. A great spot where one can enjoy the sunshine and SPECTATULAR YARD. Towards the front of the home you will find a good-sized



office/study which could also be used as another bedroom. The primary bedroom faces west and comes with a stone facing fireplace of its own and spacious ensuite bathroom; complete with walk-in closet, walk-in shower and jetted tub. Another full bathroom and laundry area complete the main floor. The walkout basement level has a large family/recreation room with wood stove and wet bar, 2 additional large bedrooms, and another full bathroom and storage area. Other great features include heated flooring throughout the basement and garage. The home is also equipped with AC, a central vacuum system and is completely fenced and landscaped with underground sprinklers, a lower walkout patio, fire pit area, SWIM SPA, and raised garden/flower beds. A TRIPLE CAR HEATED GARAGE (Bay 1 is 24'3" W x 26'9" D and Bay 2 is 14' W x 28'9" D) with a huge front driveway completes the package. You can simply move in and enjoy this WONDERFUL property.

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227537    |
| Price          | \$829,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,915       |
| Acres          | 0.48        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3450 57 Avenue       |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1C4              |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                            |
| Parking        | Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                                                            |

### Interior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings                                                                                      |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                     |
| Fireplaces        | Gas, Living Room, Stone, Master Bedroom                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                   |
| Basement          | Finished, Full, Exterior Entry, Walk-Out                                                                                                                                                                                                              |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Private Yard                                       |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Treed, Underground Sprinklers, Views |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Brick, Concrete, Stone, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 135            |

Zoning R1

Listing Details

Listing Office Coldwell Banker Vision Realty

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