



Status: A
Area: Olds
Community: None 8888
Style: Bungalow
Zone: Zone RUR5
Year Built: 2012
MLS# : C3556671
Postal Code: T4H 0C4
Linc # : 0034989103
Type: Residential Detached Single Family
New Home on Old Lot: Remod:
Finish Lvl: 2

Mortgage: \$ 0
Cash Down:
Due:
Rate:
Payments:
Lender:

Legal Plan: 1113165 **Blk:** 1 **Lot:** 55 **Unit:** **UF:**

Call lister for appointment. Builder/Seller is also a Licensed Realtor in the Province of Alberta and is the lister on this property.

Prop Class: Single Family

Large corner lot with 1604 sq.ft bungalow and a fully finished basement. This home has hardwood flooring, ceramic tile and carpet throughout the main floor. The kitchen/dining room has a walk in pantry, island and granite counter tops. There is a garden door which opens directly onto the back deck and the fenced/landscaped back yard. The spacious living room has a beautiful corner gas fireplace. The master bedroom features a large walk in closet and a 5pc ensuite. A 4pc bathroom, bedroom#2, a den and a main floor laundry room complete the main floor. The basement and over sized two car garage both have infloor heating. Downstairs there are 2 more bedrooms and another 4pc bathroom. A large family/recreation room with a built in wet bar and surround sound, perfect for entertaining! This is a unique home being designed specifically for a corner lot, providing lots of space and a large yard. Won't last long, call today.

Virtual Tour:

Brochure:

Baths: 1Pc 2Pc 3Pc 4Pc 5Pc 6Pc
 0 0 0 2 0 0
Ensuite Bth: 0 0 1 0
Bdrms Abv: 2 Total Bdrms: 4 **Addl Rms:**
Fin FP/ Rgh-In: 1/ **Fpl Fuel:** Gas Only
Parking: Double Garage Attached

Elem School:
Jr/ Mid Schl:
High Schl:
Other Schl:

Schl Bus:
Dir:

Garage: Yes/ 24x28

Bonus Room:

| Level | Mtr2 | SqFt |
|-------------------|-------|----------|
| Main Lvl: | 149.0 | 1603.84 |
| Upper: | | |
| Above Grd: | | |
| Lower Lvl: | | |
| Below Grd: | 126.0 | 1356.26 |
| Total A.G: | 149.0 | 1,603.84 |

Living Room: 5.10x4.57 M **Master Bedrm:** 4.19x4.57 M
Dining Room: 3.07x4.26 M **Bedrm 2:** 3.04x3.65 M
Kitchen: 3.12x4.16 M **Bedrm 3:** 3.96x3.60 B
Family Room: 4.72x8.53 B **Bedrm 4:** 3.96x3.60 B
Den: 3.55x3.75 M **Recreation Roo** 4.62x5.00 B

Flooring: Hardwood, Ceramic Tile, Carpet
Foundation: Concrete
Exterior: Stone, Vinyl
Heating Type: Forced Air-1, In Floor Heat System
Features: DECK, WTBAR

Roof Type: Asphalt Shingles
Fireplace: Mantle, Corner, Tile Surround
Construction: Wood Frame
Basement: Full
Bsmt Dev: Fully Finished
Heat Fuel: Natural Gas

Goods Excluded

Goods Incl: REFRG, STVEL, DWBLT, OVNMW, OPEN2

Site Infl: CORNR, FENCE, LNSCA, SCHLS, SHOP

Lot Shape: Irregular **Front Exp:** Northwest

Frtng X Dpth: 19.6 X 33.5

Zoning/ Land Use: R1

Conform:

Tax Amt/ Yr : \$ 1,744 / 2012 **LI:**

Warranty: Certified New Home Warranty Program

Amenities:

Restrictions: N-KNW

Condo Name: **Ownership:** PRIV **Condo:** **HOA:**

Prk Encl/ Unit/ Type: 2 **Incl:**

Registered Size:

Seller: 1214002 Alberta Ltd **Appt:** LIST **Dave Becker**
List Realtor: Richard Cowling ID: CCOWLIRI1 Fax: 403-556-3664 **Appt Ph:** 403-556-5746 **List Date:** 03/05/13

List Realtor Email: rcowling@cirrealty.ca **List Realtor Web:** <http://www.ciroidsrealestate.com>

List Firm: CIR REALTY Ph: 403-291-4440 Fax: 403-250-3226 **Occupancy:** NEW **SRR:** N

List Realtor2: David Becker ID: cbeckeda1 Ph: 403-556-5746 **Possession:** /negotiable **Exclusion:** N

List Firm2: CIR REALTY Ph: 403-291-4440 **Comm:** 3% on the first 100k, 1.5% on the balance

Pend Date: **Sold Date:** **Sold Price:** **DOM:** 0 **Entered:** 03/05/13

Sold Term: **Disc:** **Expiry Date:** 08/02/13

Sell Firm: **Sell Firm 2:**

Sell Agent: **Sell Agent 2:**