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15-33106 Range Road 12  
 Rural Mountain View County, Alberta

MLS # A2127490



**\$1,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Aggregate, Double Garage Attached, Dou		
<b>Lot Size:</b>	1.80 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Close to Clubhouse, Fruit		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	10-33-1-W5
<b>Exterior:</b>	Brick, Manufactured Floor Joist, Stucco	<b>Zoning:</b>	CR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Garden Shed, Air Compressor in garage, large garden pots (x2)		

Rare offering with an immaculate, professionally landscaped yard that shares the pond off the #7 Green at Olds Golf Club. This property is in pristine condition and has been loved by the owners who built the property. The front entrance has a beautiful brick patio area landscaped with perennials, greeting you to a large entrance. Once inside the home, you'll notice the vaulted ceilings, open kitchen, dining area and living room all with a South view of the gorgeous backyard. The deck off the dining area has a gas hookup for your BBQ! The living room features a comfortable space with a natural gas fireplace perfect for entertaining guests. Off the kitchen, you will find a butler pantry with lots of storage and a separate sink so you can wash up after coming from the oversized 2-car garage. The large primary bedroom features a sitting area and walk-in closet and is open to the jacuzzi tub and ensuite. Also on the main floor is a second bedroom and the main bath. The walkout basement features in-floor heating, a family room with a wood-burning fireplace, and a wet bar that leads outside onto a ground-level patio area. Behind the Bar is a Den ideal for a tv/theatre room. There is also a utility/furnace room with a cold storage room perfect for all your canning & food storage. Down the hall from the family room, is a sewing room that could be used as an office and or bedroom. There is also a full laundry room with a sink, a 4-piece bath and a 3rd bedroom. Outside, the 31' x 31' Detached oversized 2-car garage/shop comes with a plumbed-in Air Compressor, epoxy flooring, built-in cabinets and a workbench. Attached to the garage is a separate 1 bedroom 600 sqft (illegal) suite with in-floor heating. The yard is beautifully landscaped with mature trees, shrubs and perennial flowers. With a variety of fruit trees and flowering trees, it attracts many

species of birds throughout the year including a returning family of Hummingbirds. (see supplements for a full list of trees and shrubs). The pond is shared with the beautiful greens of Hole #7, and is set back far enough that you have lots of privacy with the summer and fall vegetation. The pond has a large aerator fountain to keep the pond fresh and more enjoyable through the summer months. This property is a must see, there are so many more features! Olds is minutes away and there's easy access to the Highway 2 overpass. Olds is a beautiful community offering all services and an ideal location close to major cities.