

**JUST LISTED**

**46 Violet Close**  
Olds, AB T4H 0E4



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**EXPLORE THE POSSIBILITIES.  
FOR A SHOWING - CALL TODAY!**

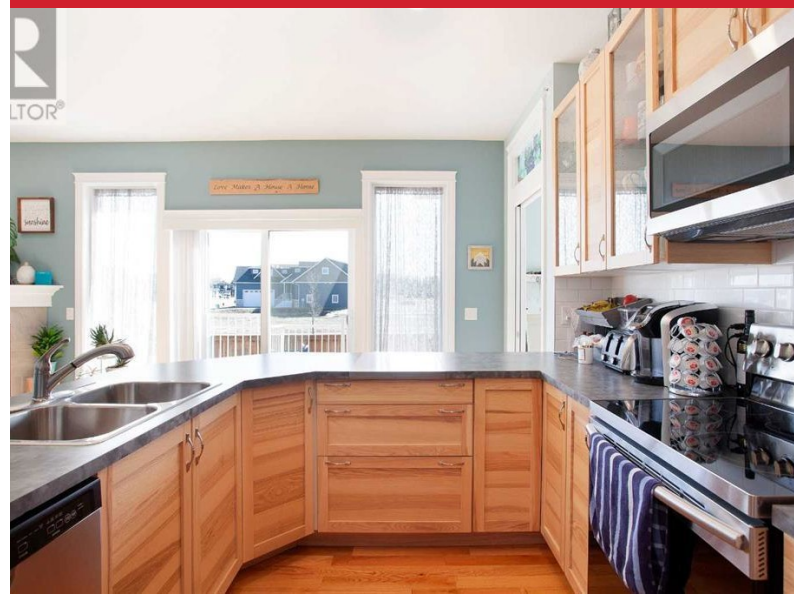
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**\$495,000**

**4 Beds**

**3 Baths**

**1,150 sqft**

**2,798 sqft**

**Listing ID: A2122309**



Welcome to this amazing 1150 sq. ft. bungalow style half duplex in Olds. This home was constructed to the guidelines for passive energy homes and meets or exceeds guidelines for R2000 construction. This 2" x 6" constructed home is finished completely with Hardie board siding exterior, Logix insulated concrete construction, profile roof shingles and ICF concrete dividing party wall on both levels. This is a much superior constructed barrier as it is more sound proof. The lot is fully landscaped and fenced, and there is reinforced concrete driveway and sidewalks. The home complies with current and expected future guidelines for accessible housing for handicapped individuals. Some features include triple glazed windows, Roxul mineral wool insulation, extra attic insulation to approximate R-50, 36" doors throughout, ICI high efficiency boiler with heated basement floor, heated garage floor, and integrated indirect stainless steel high capacity water tank with anti scald valve. On the main floor of this home you will find a kitchen with access to a back deck facing south, hardwood flooring, large living room with a glass front gas fireplace, master bedroom with 3 piece ensuite, huge walk-in closet, one more bedroom, laundry room, and a 4 piece main bath. In the completely finished basement with Deluxe vinyl plank flooring you will find 2 more bedrooms, a large recreation room, and a 4 piece bath. The attached 22'5" x 24' garage is heated and fully finished with high ceilings ideal for car storage lift. More upgrades include whole house fire sprinkler system with provision to connect to alarm system with added outside light indicator, shaft mounted garage door opener with Steelcraft T16 insulated door, 50 Amp service with NEMA 1450 connector pre-wired in garage for future car charger, and a separate man door in garage. More in house upgrades include 9' ceilings both upstairs and downstairs, fibreglass entrance doors, energy efficient LED lighting, low flow taps and shower s, energy efficient dual flush toilets, and central vacuum system with floor sweep in kitchen. The kitchen is upgraded with metal structured drawers, ice maker rough in, and stainless steel appliances. All this and located in close proximity to many amenities in a quiet cul-de-sac location. Walking distance to the hospital, shopping locations, recreation park and you have mountain views off your deck while you enjoy your favourite bevy. The other side 42 is available for purchase so ideal for family or investment. Hurry and call to book your showing to view this wonderful home. (id:36536)

