

# \$1,049,900 - 43 Viceroy Crescent, Olds

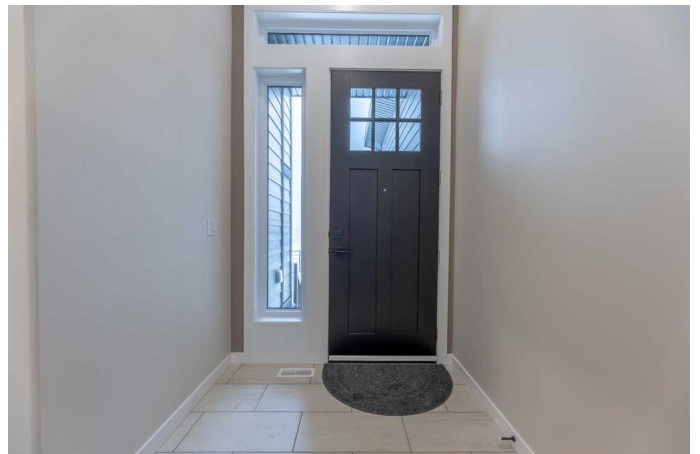
MLS® #A2190660

**\$1,049,900**

4 Bedroom, 3.00 Bathroom, 2,079 sqft  
Residential on 0.17 Acres

NONE, Olds, Alberta

Welcome to this beautifully crafted brand-new bungalow in the Vistas development. With a bonus room above the garage and backing onto a scenic walking path and Imperial Estates Acreages, this home offers both privacy and accessibility. From the moment you step through the grand 8-foot entrance door, you are welcomed into a meticulously designed 4-bedroom, 3-bathroom residence that blends contemporary style with everyday comfort. A mix of luxury vinyl plank, plush carpet, and ceramic tile flooring creates a seamless and sophisticated ambiance throughout. At the front of the home, a spacious bedroom is perfectly positioned near a beautifully appointed 4-piece bathroom, ideal for guests or a private home office. The primary suite is a sanctuary, boasting a generous walk-in closet and a luxurious 5-piece ensuite with a standalone soaker tub offering breathtaking mountain views, a dual vanity, and a separate water closet for added privacy. Above the heated triple-car garage, a versatile bonus room provides endless possibilities—whether a charming playroom, a refined home library, or a serene music retreat. The gourmet kitchen is an entertainer’s dream, featuring sleek quartz countertops, a gas cooktop, double wall ovens, a built-in dishwasher, and an oversized island with seating on all sides. A butler’s pantry, complete with a secondary sink and ample shelving, connects to the adjoining laundry room, ensuring effortless organization.



The living room exudes sophistication, centered around a floor-to-ceiling tiled gas fireplace, while oversized windows flood the space with natural light. Step outside onto the no-maintenance composite deck, complete with modern railing and a gas BBQ hookup, perfect for seamless indoor-outdoor entertaining. The fully developed basement is an exceptional extension of the home, featuring 9-foot ceilings, in-floor heating, a spacious mechanical room, abundant storage, a large open living area, a stylish 4-piece bathroom, and two additional well-sized bedrooms. Completing this remarkable home is the heated triple-car attached garage, offering ample space for vehicles, hobbies, and storage. The front yard is beautifully landscaped with lush sod and will have a planted tree in the spring, adding to the home's striking curb appeal. This residence is a true masterpiece of design and craftsmanship. Don't miss the opportunity to make this extraordinary home yours—schedule your private viewing today!

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2190660    |
| Price          | \$1,049,900 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,079       |
| Acres          | 0.17        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 43 Viceroy Crescent  |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H0G2               |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 5                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)               |
| Appliances        | Built-In Refrigerator, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, See Remarks |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, See Remarks, Tile  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line, Other                 |
| Lot Description   | Back Yard, See Remarks              |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                     |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 67                 |
| Zoning         | R1                 |

### **Listing Details**

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

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