

# \$464,900 - 42 Violet Close, Olds

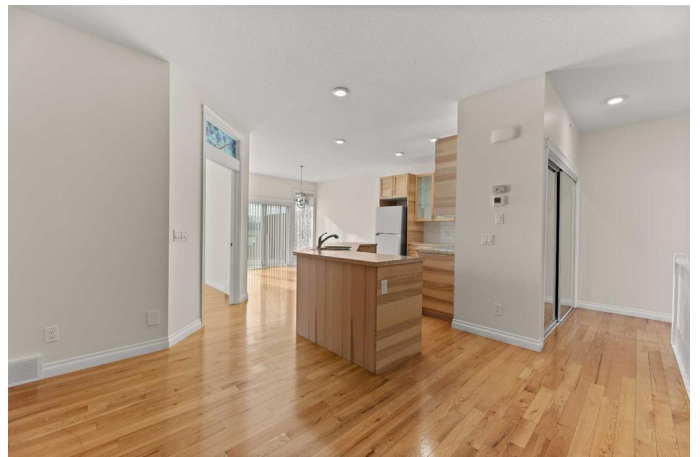
MLS® #A2201395

**\$464,900**

4 Bedroom, 3.00 Bathroom, 1,149 sqft  
Residential on 0.07 Acres

NONE, Olds, Alberta

Welcome to this amazing 1149 sq. ft. bungalow-style half duplex in beautiful 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 soundproof. The lot is fully landscaped and fenced, with 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, a large living room with a glass front gas fireplace, master bedroom with a 3-piece ensuite, one more bedroom, and a 4-piece main bath. In the finished basement with Deluxe vinyl plank flooring, you will find 2 more bedrooms, a large recreation room, a laundry room, and a 4 piece bath. The attached 22'5" x 24' garage is heated and fully finished with high ceilings ideal for a car storage lift(Can



accommodate 4 vehicles in the garage). More upgrades include a 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 the garage for future car charger, and a separate man door in the garage. More in-house upgrades include 9' ceilings both upstairs and downstairs, fiberglass entrance doors, energy-efficient LED lighting, low flow taps, and showers, energy-efficient dual flush toilets, and a central vacuum system with floor sweep in kitchen. The kitchen is upgraded with metal structured drawers, an ice maker rough-in, and stainless steel appliances. All this and located in close proximity to many amenities and 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. Ideal for family or investment. The home was recently painted throughout and the hardwood flooring resealed. Hurry and call to book your showing to view this wonderful home.

Built in 2017

### **Essential Information**

MLS® #	A2201395
Price	\$464,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,149
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow

Status Active

### Community Information

Address 42 Violet Close  
Subdivision NONE  
City Olds  
County Mountain View County  
Province Alberta  
Postal Code T2M0E4

### Amenities

Parking Spaces 4  
Parking Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized, Front Drive, Garage Faces Front  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Humidifier  
Heating Boiler, High Efficiency, In Floor, Forced Air, Hot Water, See Remarks  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Tile  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Yard, Cul-De-Sac, Few Trees, Landscaped, Pie Shaped Lot, Views  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Concrete, See Remarks, Stone, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 11th, 2025

Days on Market 24  
Zoning R-2

### **Listing Details**

Listing Office MaxWell Canyon Creek

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.