

# \$709,900 - 6 Viceroy Crescent, Olds

MLS® #A2249662

**\$709,900**

4 Bedroom, 4.00 Bathroom, 2,389 sqft

Residential on 0.15 Acres

NONE, Olds, Alberta

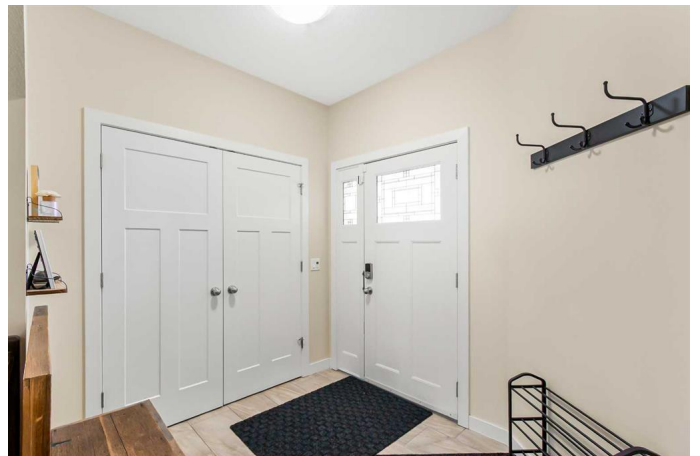
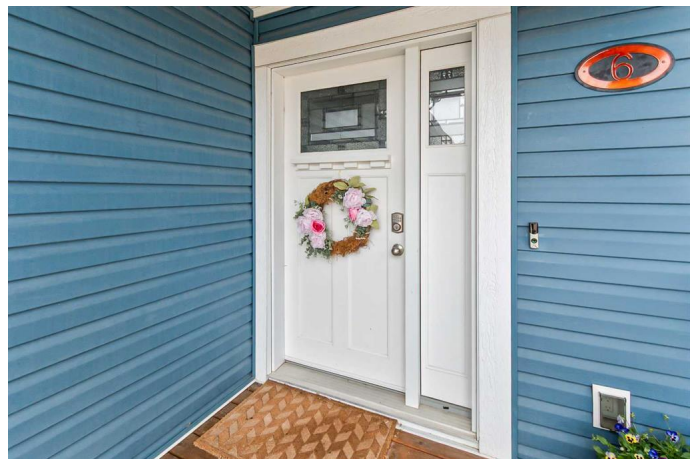
Welcome to this beautiful and well-appointed two-storey family home, built in 2014 and offering nearly 2,400 sq. ft. of thoughtfully designed living space. Ideal for a growing family, this home features three bedrooms upstairs and a fully finished basement, all set on a beautifully landscaped and fenced lot.

Step inside to a bright and spacious main floor where the heart of the home is a large kitchen and dining area, complete with quartz countertops, modern cabinetry, and direct access to a west-facing covered deck—perfect for evening barbecues. The main floor also features a cozy living room with a gas fireplace, a private office or den, and a convenient two-piece powder room.

Upstairs, you™ll find a generous primary suite with a walk-in closet and a luxurious five-piece ensuite. Two additional bedrooms, a bonus room, a four-piece bathroom, and the laundry room complete the upper level, making it perfect for busy family life.

The fully finished basement is designed for entertaining and comfort, with in-floor heated, epoxy-coated concrete floors, a large family room with a wet bar and electric fireplace, a fourth bedroom, another full bathroom, and a utility/storage room.

The triple-car oversized garage is a dream for hobbyists or anyone in need of storage,



featuring in-slab heating, overhead gas heat, abundant built-in shelving, and plenty of ceiling height for storage. Both the home and garage are equipped with built-in shelving and Bluetooth-controlled speakers throughout, and Govee Permanent lights outside are included for modern convenience.

Outside, the yard is fully fenced and professionally landscaped with mature trees, concrete curbing, stamped concrete patio and sidewalks, and a garden shed offering a private and polished outdoor retreat.

This home checks all the boxes for comfort, function, and style. Book your showing today!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249662    |
| Price          | \$709,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,389       |
| Acres          | 0.15        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 6 Viceroy Crescent   |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |

Postal Code T4H 0C4

### **Amenities**

Parking Spaces 6

Parking Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, Side By Side, Triple Garage Attached

# of Garages 3

Has Pool Yes

### **Interior**

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating In Floor, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Blower Fan, Decorative, Electric, Family Room, Gas, Glass Doors, Insert, Living Room, Mantle, Raised Hearth, Sealed Combustion, Circulating

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Fire Pit, Garden

Lot Description Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 19th, 2025

|                |    |
|----------------|----|
| Days on Market | 61 |
| Zoning         | R1 |

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.