



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**5 Williams Avenue  
Olds, Alberta**

**MLS # A2278708**



**\$679,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Irregular Lot, Lawn, Street Lighting, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Builder will provide appliance credit

Now Pre-Selling! This to-be-built 1,500 sq. ft. modified bi-level home in the highly sought-after Olds Highlands offers the perfect opportunity to customize your dream home with a trusted local builder. Thoughtfully designed with an open-concept main floor and premium finish options, this home will feature 3 bedrooms and 2 full bathrooms—including a beautiful 5-piece ensuite in the spacious primary ensuite. The functional layout includes a bright kitchen with optional upgrades like a gas cooktop, under-cabinet lighting, and designer cabinetry. The large rear deck is ideal for relaxing or entertaining. A 24' x 24' attached garage with floor drain, 200-amp electrical service, and energy-efficient insulation (R24 walls, R50 attic) round out the package. Located in Olds Highlands, a scenic southwest subdivision known for its paved pathways, mountain views, and underground utilities, this home is just minutes from schools, parks, and major shopping. Secure your lot today and select your finishes—construction begins soon!