

# \$629,000 - 6305 Duncan Place, Olds

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MLS® #A2230145

**\$629,000**

4 Bedroom, 3.00 Bathroom, 2,110 sqft

Residential on 0.22 Acres

NONE, Olds, Alberta

Nestled in a desirable neighborhood surrounded by scenic biking paths, schools, and serene forest trails, this stunning home offers the perfect blend of comfort and functionality. The main floor showcases a unique open-concept design, where the kitchen seamlessly flows into the living room. Upstairs, the primary bedroom boasts a spacious 5 pce ensuite, accompanied by two additional spacious bedrooms and a 4ce main bathroom. The lower level features a cozy family room area with gas fireplace, access to the laundry room and double attached garage, as well as another bedroom and 3 pce bathroom. The basement offers endless possibilities, complete with a flexible family room or bonus room ready for your personal touch. Step outside to a beautiful deck overlooking a private yard with a fire pit area â€”ideal for outdoor gatherings. This home truly offers comfort, space, and a great location all in one exceptional package. Call today to book your showing!!

Built in 1993

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2230145  |
| Price      | \$629,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Square Footage | 2,110         |
| Acres          | 0.22          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 6305 Duncan Place    |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 1K7              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, See Remarks                                                                |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas                                                                                         |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### **Exterior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                           |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Treed, Cul-De-Sac |
| Roof              | Asphalt                                                    |
| Construction      | Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                            |

## Additional Information

Date Listed June 12th, 2025  
Days on Market 29  
Zoning R1

## Listing Details

Listing Office Century 21 Bravo Realty



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