



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**78 Vincent Crescent
Olds, Alberta**

MLS # A2242862



\$589,900

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,778 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this thoughtfully designed 1,778 sq ft two-story home, perfect for families seeking space, functionality, and future potential. Located in a friendly, family-oriented neighborhood, this brand-new 3-bedroom, 3-bathroom home offers a bright and modern layout with room to grow. The main floor features a spacious mudroom, a convenient 2-piece powder room, a formal dining area, and an open-concept kitchen with ample cabinetry, quartz countertops, and a generous pantry — ideal for busy households and entertaining. The living room is warm and welcoming with a stylish electric fireplace as its centerpiece. Upstairs, you'll find a large family room, a laundry area, and three well-sized bedrooms, including the primary suite complete with a walk-in closet and a 4-piece ensuite. A beautifully appointed 5-piece bathroom serves the additional bedrooms. The unfinished basement is a blank canvas with a separate exterior entrance, offering exciting potential for a rental space, or additional family living — you decide! This home offers incredible value with room to customize and grow. Don't miss your chance to own a modern family home in a welcoming community.