



GRASSROOTS
REALTY GROUP

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

**90 Vincent Crescent
Olds, Alberta**

MLS # A2245599



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,414 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Cedar, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Over head gas heater in garage.

Stunning Brand-New Walk-out Bi-Level in a Family-Friendly Neighborhood Discover this beautiful brand-new bi-level home situated on a large corner lot in a desirable family neighborhood. Designed for modern living, this 4-bedroom, 3-bathroom home includes a dedicated office and a walk-out basement, offering both functionality and comfort. Step inside to find high-quality finishes throughout, including ceramic tile, plush carpeting, and luxury vinyl plank flooring. The open-concept main level features a bright office with abundant natural light, perfect for working from home. The spacious living and dining area flows seamlessly into a well-appointed kitchen, complete with a large island, ample cabinetry, and stainless-steel appliances—fridge, stove, dishwasher, and microwave. A covered deck off the living room provides a great space for outdoor enjoyment. The primary bedroom boasts a walk-in closet and a private 4-piece ensuite, while a second bedroom on this level has convenient access to the main 4-piece bathroom. A thoughtfully designed laundry space, with storage and room for a stackable washer and dryer, is conveniently located between the bedrooms. Downstairs, the walk-out basement is filled with natural light and includes two additional spacious bedrooms, a third 4-piece bathroom, and a large mechanical room. Under-stair storage ensures space is maximized, and direct access to the private backyard makes this lower level both practical and inviting. Additional highlights include a double attached garage with an overhead heater, ideal for cold winter days, and a landscaped front yard with a newly planted tree. This home perfectly balances style, space, and functionality—don't miss your chance to make it yours!

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