



**GRASSROOTS**  
REALTY GROUP

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**71 Vincent Crescent  
Olds, Alberta**

**MLS # A2245602**



**\$649,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,582 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Over head gas heater in the garage.

Welcome to this stunning new build, a thoughtfully designed two-storey home offering modern finishes and functional spaces. With three bedrooms, three bathrooms, and an unfinished basement ready for your personal touch, this home is perfect for families or those looking to customize their space. Step inside to find a bright and inviting kitchen featuring quartz countertops, a large pantry, and stainless-steel appliances—including a fridge, stove, microwave, and dishwasher. A convenient two-piece bathroom is located just off the living room, perfect for guests. The home is finished with luxury vinyl plank, ceramic tile, and plush carpet throughout for a stylish and comfortable feel. The mudroom/laundry room, located just off the garage entrance, adds functionality and storage, making everyday life easier. Upstairs, the primary suite boasts a spacious walk-in closet and a private three-piece ensuite. Two additional bedrooms, along with a four-piece bathroom, complete the upper level. The triple attached garage is a standout feature, offering plenty of space for vehicles and storage, with overhead heat for added comfort. The unfinished basement, with 9-foot ceilings and in-floor heat roughed in, is ready for your vision—whether it's a recreation room, extra bedrooms, or a home gym. Outside, the front yard is landscaped with a tree, while the backyard is graded with black dirt and backs onto a proposed school site, offering a great future location for families.