



GRASSROOTS
REALTY GROUP

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

**74 Vincent Crescent
Olds, Alberta**

MLS # A2246413



\$589,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,776 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:	Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding , Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your dream home in the charming community of Olds, Alberta! Built in 2025, this immaculate property showcases modern elegance and thoughtful design throughout. Featuring a triple attached garage complete with an EV charging port, this home is perfect for today's forward-thinking homeowner. Step inside to discover a chef-inspired kitchen boasting a large island, quartz countertops, built-in wall oven, electric cooktop, sleek range hood fan, and a convenient walk-through pantry. The kitchen flows seamlessly into the dining area, highlighted by an artistic LED chandelier, and the spacious living room with a striking white feature wall and designer-style electric fireplace – the perfect space for entertaining or relaxing. The entire home is outfitted with LED lighting and sophisticated black Moen fixtures, adding a bold and modern touch. A stylish half-bathroom completes the main level. Upstairs, you'll find a bright bonus room, perfect for a home office or family lounge, along with three generously sized bedrooms. The primary suite includes a luxurious 4-piece ensuite, while the second full bath features quartz countertops and Jack & Jill sinks, ideal for families. The laundry room is conveniently located upstairs for added ease. This home also offers a separate side entrance to the basement, which includes rough-ins for future development, presenting an excellent potential income opportunity. Enjoy your outdoor space year-round with a covered back deck and natural gas BBQ line, perfect for hosting summer gatherings. Don't miss your chance to own this exceptional home in a thriving community!