



**GRASSROOTS**  
REALTY GROUP

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**5812 63 Avenue  
Olds, Alberta**

**MLS # A2252526**



**\$649,888**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Environmental Reserve, Front Yard, Landscaped, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	None		

\*\*\*\* OPEN HOUSE, SUNDAY SEPTEMBER 7, 2-4PM \*\*\*\* PLEASE SEE iINTERACTIVE VIDEO. Imagine waking up every day to the serenity of a West-facing backyard overlooking a beautiful treed reserve—one of the most desirable settings in all of Olds, and available for under \$650,000! This home has been extensively renovated over the past two years, offering the look and feel of a brand-new property. Step inside to a welcoming foyer with a new skylight above and luxury vinyl flooring that flows seamlessly across the main level. All windows have been upgraded to energy-efficient triple pane. The chef inspired kitchen with stainless appliances is a showstopper, featuring granite countertops, soft-close cabinetry, a corner pantry, gas fireplace, and a massive island—perfect for entertaining. Oversized patio doors lead you to a large deck and private West backyard, where the reserve creates a peaceful, park-like setting to enjoy with family and friends. The primary retreat is tucked at the back of the home with tranquil views, a spa-inspired ensuite with double sinks and a soaker tub, and a huge walk-in closet that conveniently includes laundry. A second bedroom and full bathroom complete the main floor. Downstairs, the fully finished lower level offers a spacious recreation room ideal for movie nights or games, plus two additional bedrooms, a full bathroom, and even a summer kitchen. There’s direct access to the garage from the basement—a thoughtful bonus for multi-generational living or guests. Recent upgrades also include shingles, mechanical systems, water softener, carpet, insulation in the attic, and more, ensuring peace of mind for years to come. Truly a rare find in an unbeatable location—just move in & Enjoy!

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