



**GRASSROOTS**  
REALTY GROUP

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**189 Balsam Crescent  
Olds, Alberta**

**MLS # A2272071**



**\$445,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Garden Shed

Come home to this well-maintained five bedroom 1,224 sq ft home with an attached heated garage, ideally situated just a few doors down from the middle school and backing onto the expansive green playground surrounding it. The upper level offers bright, sun filled living spaces, including a combined living and dining area and a cheerful kitchen with an eating nook that overlooks the rear deck. The spacious primary bedroom easily accommodates a king size bed and additional furniture, and includes a 3 pce ensuite. Two more bedrooms and a 4 pce bathroom complete the main floor. Downstairs, enjoy cozy winter evenings in the oversized family room, warmed by in-floor heating. The large basement windows provide excellent natural light for the two lower-level bedrooms. A 3 pce bathroom, laundry/mechanical room and ample storage with newer flooring round out this level. Call today to book your showing, quick possession available!!