



GRASSROOTS
REALTY GROUP

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**189 Balsam Crescent
Olds, Alberta**

MLS # A2272071



\$445,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,225 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	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!!