



**159 Balsam Crescent  
Olds, Alberta**

**MLS # A2292645**



**\$558,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Basement Refrigerator

Location, location! Immaculate home situated on a quiet street backing directly onto the middle school green space. Pride of ownership is evident from the moment you step into the spacious foyer. The main floor offers the open-concept layout everyone is looking for, featuring vaulted ceilings, a cozy wood-burning fireplace, and a large window that fills the living area with natural light. The well-appointed kitchen includes a generous island and dining area with garden doors leading to the covered deck. The primary bedroom features a walk-in closet and 4-piece ensuite, while the second main floor bedroom is spacious enough that it could potentially be converted into two smaller bedrooms if desired. A 3-piece main bathroom completes the main level. The fully developed basement provides even more living space with a bright family/rec room warmed by a gas stove, wet bar, two large bedrooms, a 3-piece bathroom, and a laundry/storage room. Outside, the covered deck is perfect for relaxing or entertaining and includes sun shields, along with convenient storage underneath. The 16' x 20' detached garage is ideal for storing a classic car or motorbike or can be used as a workshop with 220 power already installed. Recent upgrades include new flooring in basement family room and wet bar, new showers in main bath and basement bath, new roof and downspouts (2020) and a new furnace and hot water tank (2018). With plenty of space for a growing family and a fantastic location backing onto green space, this move-in-ready home is a must-see!