



**5945 Park Meadows Crescent  
Olds, Alberta**

**MLS # A2130293**



**\$628,800**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                   |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,505 sq.ft.           | <b>Age:</b>   | 2005 (19 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.18 Acre              |               |                   |
| <b>Lot Feat:</b> | Landscaped, Private    |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Fireplace(s)                                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum, See Remarks                  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame               | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bookcases, No Smoking Home, Vaulted Ceiling(s) |                   |    |

**Inclusions:** Shed, Antique implement

Welcome to this fully appointed home that's nestled into coveted Park Meadows Crescent! It's in move-in condition and features an inviting open floor plan and an oversized west facing yard! This happy home is ready to enjoy. Step in and hear the echoes friends and family. There is a stunning gas fireplace that sets the stage for comfortable conversation into the evening. The kitchen is perfectly planned with a large island and spacious corner pantry. There is ample room for multiple chefs to create their magic. Venture downstairs and discover the perfect kick-back and enjoy games and recreation areas. There is a deluxe wet bar, pool table area and spacious media/rec area with a cozy corner wood stove. And there's more..... with a fourth bedroom, a versatile office space, (which could easily double as a fifth bedroom) and a full bathroom down. Don't miss the super toasty heated concrete floors! Outside, the fully fenced west facing yard has a huge stenciled concrete patio framed with Allan Block around the perimeter and a central fire pit. Perfect for summer entertaining or relaxation. On rainy days you can also BBQ sheltered from the elements under the comfort of the covered rear deck—perfect for enjoying sunny days or starlit nights. Don't miss the chance to make this exceptional property yours!