



**61 Beech Crescent
Olds, Alberta**

MLS # A2145500



\$389,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,401 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Side By Side		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Interior		

Heating:	High Efficiency, Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Manufactured Floor Joist, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to your new home! This charming 1400 sq foot with 3 bedrooms and 2.5 bathrooms. As you step inside, you'll be greeted by a spacious living room, perfect for family gatherings and entertaining guests. The galley kitchen is a functional space with ample counter space to work in. Imagine preparing meals while watching your children and pets play safely outside. The main floor also features a convenient laundry area, adding to the home's functional and family-friendly layout. The second story is dedicated to family. The primary bedroom is comfortable with a private 3-piece ensuite. A 4-piece bathroom accommodates the other two bedrooms, ensuring comfort and convenience for the whole family. The finished basement is a versatile haven, featuring a cozy wood stove that adds warmth and ambiance to the family room. It's the perfect spot for movie nights, games, or simply unwinding with loved ones. Additionally, the basement includes a storage room, keeping your home organized and clutter-free. This home has been meticulously maintained and includes a newer furnace, an updated water tank, and new water lines (no Poly B). These essential upgrades ensure a hassle-free living experience, providing peace of mind. The fenced backyard is perfect for hosting barbecues, watching the sunset, having a campfire or enjoying a soak in the hot tub. It's a private haven for kids and pets to play. This home offers exceptional value for families looking to settle in a welcoming and vibrant community. Don't miss out on the opportunity to call this charming house your new home. Contact your favourite realtor today to schedule a viewing and experience the warmth and comfort this property offers!