



GRASSROOTS

REALTY GROUP

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6018 58 Street
Olds, Alberta

MLS # A2280826



\$1,025,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,765 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.49 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Carbon filter, reverse osmosis, water softener, 2 sheds, garage door opener with remotes, all window coverings, 2 wall mounts for TVs, Cabinets in south bathroom, cabinet in bottom basement stairs

This beautifully renovated two-storey home is set on a breathtaking half-acre lot in one of Olds's most sought-after neighbourhoods, backing directly onto one of the community's premier parks. Exceptional curb appeal welcomes you with mature trees, lush landscaping, and a timeless combination of brick and updated vinyl siding that creates an unforgettable first impression. Inside, the home has been fully renovated throughout, effortlessly blending modern updates with classic character. A bright, airy foyer with vaulted ceilings opens into a spacious and inviting main floor. This level features a formal dining room, a well-designed eat-in kitchen with ample cabinetry and contemporary finishes, and a large living room anchored by a cozy fireplace, ideal for entertaining or relaxing with family. A convenient 2-piece bathroom and main floor laundry add everyday functionality. Upstairs, a charming reading nook and open library area offer a unique and welcoming space, with the potential to be converted into an additional bedroom. The generous primary suite includes elegant French doors, a walk-in closet, and a beautifully updated 5-piece ensuite. Two additional spacious bedrooms and a renovated 5-piece main bathroom complete the upper level. The fully finished basement features a brand-new, self-contained legal suite with its own private entrance, kitchen, bathroom, and living space, perfect for multi-generational living, guests, or rental income. The basement also includes a separate fourth bedroom and dedicated storage area, offering even more flexibility for your family's needs. Notable upgrades include a reverse osmosis system and a whole-house carbon water filter, ensuring clean, high-quality water throughout the home. Both water heaters (domestic and infloor) and furnace have been upgraded to high efficiency (2026). Outside, enjoy exceptional

privacy and outdoor living with mature fruit trees, a dedicated garden area, RV parking, and a large deck ideal for entertaining or unwinding. The existing garage provides ample parking and storage, with the option to add an additional bay for vehicles, hobbies, or a workshop. This is a rare opportunity to own a move-in-ready home in a quiet, highly desirable neighborhood with direct park access, room to grow, and thoughtful features throughout. Whether you're searching for a family-friendly forever home or a versatile property with income and multi-generational potential, this one truly has it all. Book your private tour today!