



**38 Balsam Crescent
Olds, Alberta**

MLS # A2315595



\$547,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,232 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, Storage		

Inclusions: portable electric fireplace

Welcome to this beautifully updated 5-bedroom, 3-bathroom family home located in a prime neighborhood close to schools, parks, shopping centers, and everyday amenities. With extensive renovations completed throughout both the interior and exterior, including a fresh new paint job, this home offers the perfect blend of modern updates, comfort, and convenience. The main floor features a spacious kitchen with quartz countertops and a pantry, along with a bright dining area that opens directly onto a stunning two-tier deck — ideal for entertaining or relaxing outdoors. The inviting living room is filled with natural light from the large south-facing windows. Throughout the home, updated vinyl flooring adds a modern, durable finish, complemented by energy-efficient LED lighting fixtures that enhance brightness while reducing utility costs. You’ll also find three generously sized bedrooms on the main floor, including the primary bedroom with its own private 3-piece ensuite, along with an additional full bathroom. The fully finished basement provides excellent additional living space with two more bedrooms, a large family room, and a fully developed 3-piece bathroom, making it perfect for guests, extended family, or extra recreational space. Outside, enjoy the large fully fenced backyard surrounded by beautiful Lombardy poplar trees, offering privacy and a peaceful setting. The property also features a spacious double garage, convenient back alley access, and is ideally located directly across from a park and walking trail, providing excellent outdoor recreation right at your doorstep. Combined with the extensive renovation work completed throughout the home, this property is truly move-in ready and ideal for growing families seeking both style and location.