



GRASSROOTS
REALTY GROUP

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6018 58 Street
Olds, Alberta

MLS # A2330750



\$960,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,899 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P		
Lot Size:	0.49 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Corners Marked, Few Tr		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RLD
Foundation:	Preserved Wood	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	2 sheds, all window coverings. In the Suite: Fridge, Washer, Dryer, Dishwasher, electric stove, microwave hood fan		

Properties offering the privacy and feel of country living, while remaining within town limits, are exceptionally difficult to find. Backing directly onto an expansive naturalized park and situated on an impressive 0.48-acre lot, this remarkable property offers a setting that feels more like an acreage—without the maintenance that acreage living often requires. With just over 2,700 square feet of above-grade living space, this home offers six generously sized bedrooms, 3.5 bathrooms and thoughtful updates throughout, including new flooring and an updated kitchen with ample cabinetry and workspace. Multiple living areas, including a spacious family room, provide plenty of room for everyday living, entertaining and growing families. The mature backyard has been beautifully landscaped and offers exceptional privacy with towering trees, a large deck, garden areas and direct access to the park beyond. Whether you're enjoying a quiet morning coffee, watching the kids explore the greenspace, or entertaining family and friends, the outdoor setting is truly one of this home's defining features. Adding even more value is the fully legal one-bedroom (one of the six in the house) basement legal suite with its own private entrance, full kitchen and separate laundry. Whether used for rental income, multigenerational living or welcoming extended family and guests, it provides flexibility that is increasingly sought after. Located in one of Olds' most desirable neighbourhoods, this property combines the space, privacy and peaceful setting many buyers are searching for with the convenience of municipal services, schools, parks and shopping just minutes away. Opportunities like this rarely come to market.