



GRASSROOTS
REALTY GROUP

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**58 Vincent Crescent
Olds, Alberta**

MLS # A2331732



\$667,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Overhead gas heater in garage, electric stove in basement, microwave in basement, dishwasher in basement, fridge in basement.

Welcome to this stunning brand-new two-storey home located in a desirable family-friendly neighborhood. Thoughtfully designed with a legal suite in the basement, this property offers an excellent opportunity for rental income or a private space for extended family. The main floor features a bright and spacious living room, a generous dining area with access to the back deck, and a beautifully appointed kitchen complete with a large island and walk-in pantry. A convenient 2-piece powder room and main-floor laundry add to the home's functional layout. Upstairs, you'll find a spacious primary bedroom featuring a walk-in closet and luxurious 5-piece ensuite. Two additional generously sized bedrooms and a 4-piece bathroom provide plenty of room for the whole family. The fully self-contained legal suite in the basement (with separate entrance) includes two bedrooms, a bright living room, a full 4-piece bathroom, laundry area and a modern kitchen equipped with a refrigerator, electric stove, dishwasher, and microwave. The utility room also provides additional storage space. Whether you're looking for a mortgage helper or a comfortable legal suite for family members, this space offers exceptional flexibility. Completing the home is a double attached garage, providing plenty of parking and storage. Don't miss your chance to own this beautiful new home that combines modern living with the added value of a legal suite to generate income. Schedule your viewing today!