



GRASSROOTS
REALTY GROUP

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5618 63 Avenue
Olds, Alberta

MLS # A2332948



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,649 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Central Vacuum with Attachments, Garage Door Opener, All Window Coverings, Shed

Situated in one of Olds's most desirable subdivisions, this beautifully maintained 1,648 sq. ft. bungalow offers spacious living in a highly sought-after location, just minutes from shopping, schools and numerous walking paths. Backing onto a municipal reserve to the west, the property enjoys a peaceful setting with a generous yard that's ideal for families, entertaining, or simply relaxing outdoors. Inside, you'll find a bright and functional layout featuring a welcoming living room, formal dining room, and a wrap-around kitchen with an adjoining eating area. A cozy family room provides the perfect place to relax and offers direct access to the large rear deck, creating a seamless indoor-outdoor living space. The main floor features three bedrooms, including a spacious primary suite complete with a walk-in closet and 3-piece ensuite, along with a full main bathroom. The fully developed basement offers a large family room, a fourth bedroom, a 3-piece bathroom, and an abundance of storage space, making it ideal for a growing family or accommodating guests. The attached double garage provides everyday convenience, while a standout feature is the detached garage with concrete floor, offering incredible flexibility as a workshop, additional storage, or the perfect gathering space for family and friends. Lovingly cared for over the years, this home showcases exceptional pride of ownership, outstanding curb appeal, and is ready for its next owners to enjoy. Call today for your private tour!!