GRASSROOTS REALTY GROUP

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151 Balsam Crescent
Olds, Alberta

MLS # A2350279

$549,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,376 sq.ft.	**Age:**	1994 (32 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), No Smoking Home, Vaulted Ceiling(s)		

Inclusions: hen house

Here is the perfect family home! Welcome home to this beautifully maintained modified bi-level nestled in a sought-after family neighbourhood in Olds. Backing directly onto school grounds, this property offers the perfect combination of privacy, convenience, and space for a growing family. Featuring 5 bedrooms and 3 full bathrooms, this home offers room for everyone. The bright, open-concept main floor is filled with natural light and showcases vaulted ceilings, rich hardwood flooring, and a functional layout that's ideal for everyday living and entertaining. The fully finished basement is warm and welcoming with large windows that fill the space with natural light, creating a bright, above-grade feel. A cozy gas fireplace anchors the spacious family room, making it the perfect place to relax on cool evenings. Two bedrooms and a full bathroom complete the lower level, providing an ideal setup for teenagers, guests, or a home office. Built with extra insulation for enhanced comfort and energy efficiency, this home is as practical as it is beautiful. The heated attached garage adds year-round convenience, whether you're parking your vehicles or using the space as a workshop. Step outside to enjoy the beautifully landscaped backyard featuring two tiered deck. garden boxes, an abundance of established perennials, and plenty of room to relax, entertain, or watch the kids play. With direct access to the school grounds behind, you'll appreciate the added privacy and open views that make this location so desirable. This is more than just a house—it's a place where memories are made. Combining thoughtful updates, a functional family-friendly layout, and an exceptional location, this move-in-ready home is one you won't want to miss.

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