

# \$668,000 - 43 Vincent Crescent, Olds

MLS® #A2216256

**\$668,000**

3 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.22 Acres

NONE, Olds, Alberta

AMAZING OPPORTUNITY, CLOSE TO HOSPITAL, WALKING TRAILS, AND PARKS, IN A NEWER DEVELOPMENT IN OLDS. Custom Built by Jalin Homes. One Owner home. For those looking to accommodate larger families or in-laws this house has a FULL KITCHEN and LIVING AREA in the basement. Basement can be accessed by a SEPARATE COVERED ENTRANCE with heated concrete steps leading down. Beautiful 3-Bedroom plus Front Office, Basement Den, 3 Full Bath, and Double Attached HEATED Garage with wonderful curb appeal in The Vista™s. Situated on a large pie-shaped, fully fenced and landscaped lot with FABULOUS VIEWS to the NE, concrete patio area off the separate entrance, and huge rear deck, this FULLY DEVELOPED property boasts a wonderful and spacious open floor plan on the main level including large front entrance with custom bench and coat rack, VAULTED CEILINGS, fantastic kitchen including stainless steel appliances, quartz countertops, island with breakfast bar, corner pantry, dining area, and comfy living room with cozy gas fireplace. Vinyl Plank flooring throughout makes for a durable choice and easy cleaning. Main floor living area offers so much natural light and direct access to the large 10' x 29' NE facing, partially covered deck with a gas BBQ hook-up and offering wide open views. The Main Floor also includes a Front Office, Primary Bedroom with luxurious 3 piece ENSUITE and Walk-in Closet



combination, another nice-sized bedroom, mudroom off the garage with sink and laundry hook-ups, and 4 piece bathroom.

Fully Finished Basement – Ideal for Extended Family or IN- LAWS. The basement with its large windows features a laundry area with a laundry sink AND another FULL LIVING AREA with an additional bedroom with walk-in closet, den, a full bathroom, and a SECOND KITCHEN & dining area. Kitchen has loads of cabinetry, countertop space, pot drawers, coffee bar, and HUGE ISLAND w/bamboo countertop and breakfast bar. The basement also features ICF walls, in-floor heating, as well as heated exterior steps leading into the basement through a separate covered entrance from the outside. Whether you choose to use this space for family or guests it offers incredible flexibility! The exterior of the home is finished with HARDIE SIDING and stone accents, enhancing its curb appeal. The DOUBLE attached HEATED GARAGE with floor drain and high ceilings provides ample space for vehicles and storage. Property also has covered front porch, RV PARKING, rear yard PATIO AREA and Storage Shed to finish off the package. Pride of Ownership is Evident! A Rare Opportunity & Move-In Ready!

Built in 2021

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2216256  |
| Price          | \$668,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,355     |
| Acres          | 0.22      |

|            |             |
|------------|-------------|
| Year Built | 2021        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 43 Vincent Crescent  |
| Subdivision | NONE                 |
| City        | Olds                 |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T4H 0C4              |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                                                                            |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                            |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                             |
| Cooling           | None                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                           |
| Fireplaces        | Gas, Living Room, Stone                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                              |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage                                      |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Views |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Cement Fiber Board, Stone, Wood Frame, Asphalt, ICFs (Insulated                            |

|            |                            |
|------------|----------------------------|
|            | Concrete Forms)            |
| Foundation | Poured Concrete, ICF Block |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 1                |
| Zoning         | R1               |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Widmer Realty Ltd. |
|----------------|--------------------|

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