

\$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, ICFs (Insulated Concrete Forms), Stone, Wood

	Frame, Asphalt
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	April 29th, 2025
Days on Market	2
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.